



1 Manor Cottages, South Marston, Swindon, SN3 4SS

**Guide Price: £525,000 - £550,000**

**richard james**

Village & Country Homes





## Manor Cottages

### FREEHOLD

Council Tax Band - D | EPC Rating - C

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Discover the charm of historical elegance and modern comfort in this enchanting semi-detached house, originally built in 1869 and thoughtfully extended around 1995. Nestled in a picturesque setting, this delightful home offers a harmonious blend of character and contemporary living, perfect for those seeking a unique and inviting residence.

The kitchen/diner provides a spacious and functional area for culinary creativity and family meals, whilst offering potential for your personal touch to transform it into a modern masterpiece.

The cozy lounge, featuring a charming wood burner, creates the perfect ambiance for relaxation and cozy evenings with loved ones. Adjacent to the lounge, the versatile second reception room offers additional living or entertaining options and seamlessly leads to the conservatory. Flooded with natural light, the conservatory offers a tranquil space to enjoy garden views and relax with a good book or morning coffee.

For rest and retreat, the home offers three well-appointed bedrooms. The master bedroom, one of the two large double bedrooms at the front, comes complete with an ensuite for added convenience and privacy. The second double bedroom is equally spacious and inviting, providing ample space for comfort and relaxation. The third bedroom, a decent single at the back, is ideal for a child's room, guest room, or home office. The newly fitted and tastefully designed family shower room offers a modern and refreshing space for the entire household.

The property boasts charming gardens at both the front and back, providing delightful outdoor spaces for gardening enthusiasts, play areas, or al fresco dining. At the rear, a large detached double garage offers ample space for secure parking and additional storage is available within the shed. Gated gravel driveway parking makes this home ideal for car enthusiasts, hobbyists or those looking for secure motorhome/caravan parking.





South Marston is a conveniently located village on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4. Train links are also available approximately four miles away from Swindon to all major stations.

Local Authority:  
Swindon Borough Council















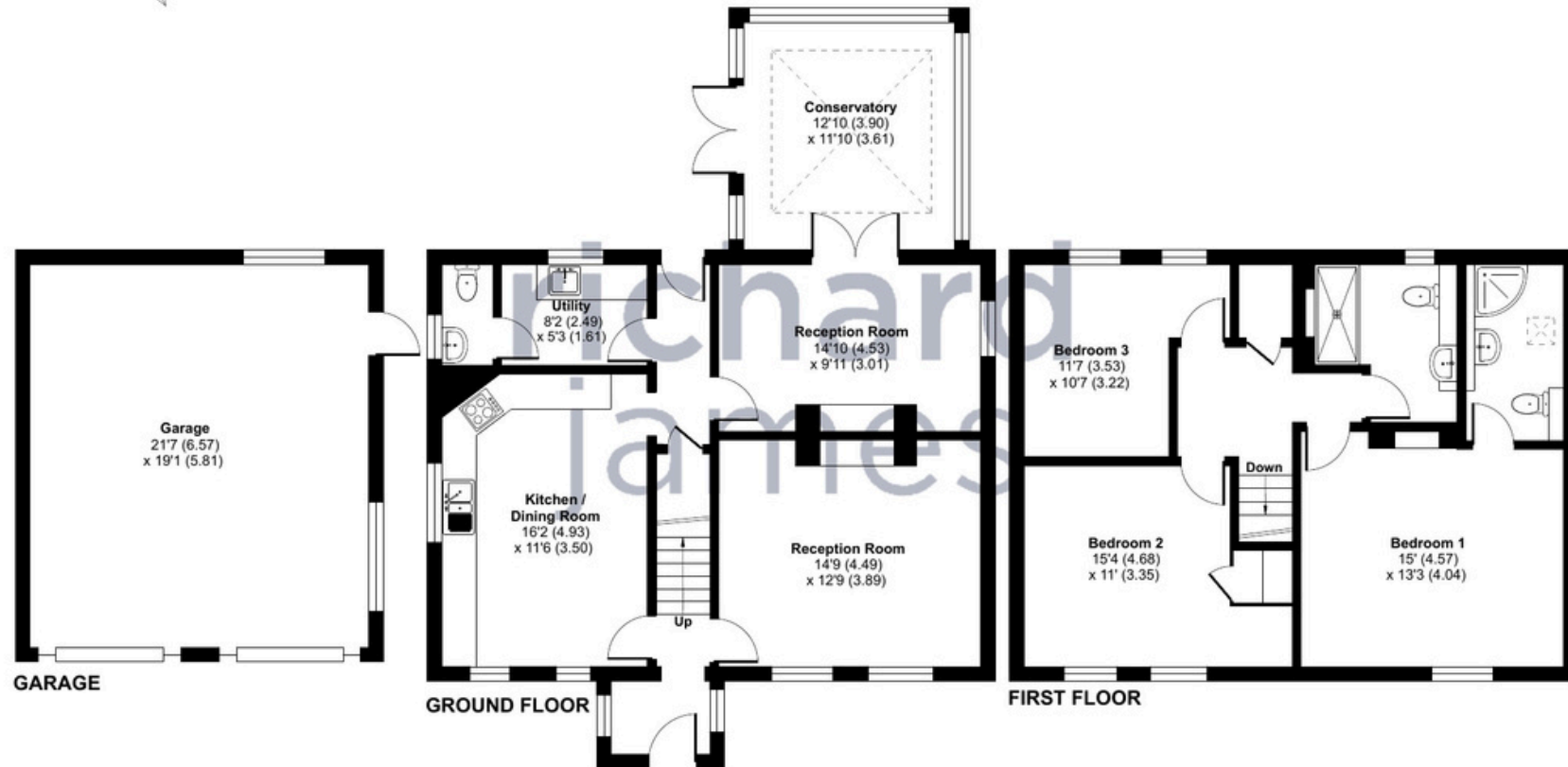






# Floorplan

Approximate Area = 1561 sq ft / 145 sq m  
Garage = 411 sq ft / 38.1 sq m  
Total = 1972 sq ft / 183.1 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.  
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