



58 Sutton Park, Blunsdon, Swindon, SN26 7BA

Guide Price: £425,000

richard james

Village & Country Homes



Sutton Park

FREEHOLD

Council Tax Band - E | EPC Rating - TBC



This beautifully presented three-bedroom detached home is situated in the sought-after area of Sutton Park, Blunston. Offering a spacious and well-thought-out layout, this property is perfect for families or those looking for a comfortable, well-equipped home with ample living space. Boasting a generous 1541.8 sqft of property in total!

On the ground floor, the home boasts a bright and airy living room, complete with a charming multi-fuel burner and a large bay window to the front, allowing plenty of natural light to flood the space. The dining room features another large bay window overlooking the garden and double doors opening into the lounge, creating an inviting space for entertaining. The kitchen is well-proportioned and leads directly to a larger-than-average utility room, which benefits from a Combi boiler and convenient access to the rear garden and garage. A study at the front of the property provides an ideal workspace, while a single garage with power, lighting, and an up-and-over door offers excellent storage options. The conservatory, accessed via the living room, serves as a peaceful retreat, with direct access to the fully enclosed rear garden.

The garden is mostly laid to lawn, with a patio area near the house, perfect for outdoor seating and summer gatherings. A secure gated side access to the right of the property provides additional convenience alongside ample driveway parking to the front.

Upstairs, the first floor accommodates three generously sized bedrooms and the family bathroom. The main bedroom is particularly spacious, while bedrooms two and three also offer ample space and versatility. The refitted main bathroom includes a larger-than-average bathtub, a separate shower, a basin, and a toilet, providing a luxurious and modern feel.

This wonderful property is a fantastic opportunity to secure a well-maintained home in a desirable location, offering generous living space, excellent features, and a lovely enclosed garden.



Blunston village benefits from a community run shop and two public houses, in addition to Flame Restaurant and many leisure facilities at the Blunston House Hotel. There is a local school, St Leonards CE Primary, and both Warneford secondary school in Highworth (4 miles) and Farmers secondary school in Fairford (10 miles) have bus services running through the village. With good road links via the A419 to the M5 and M4, and Swindon railway and bus stations, circa five miles, providing regular links to London (within an hour) this is a superb opportunity to get the best of both worlds just outside the main Town.









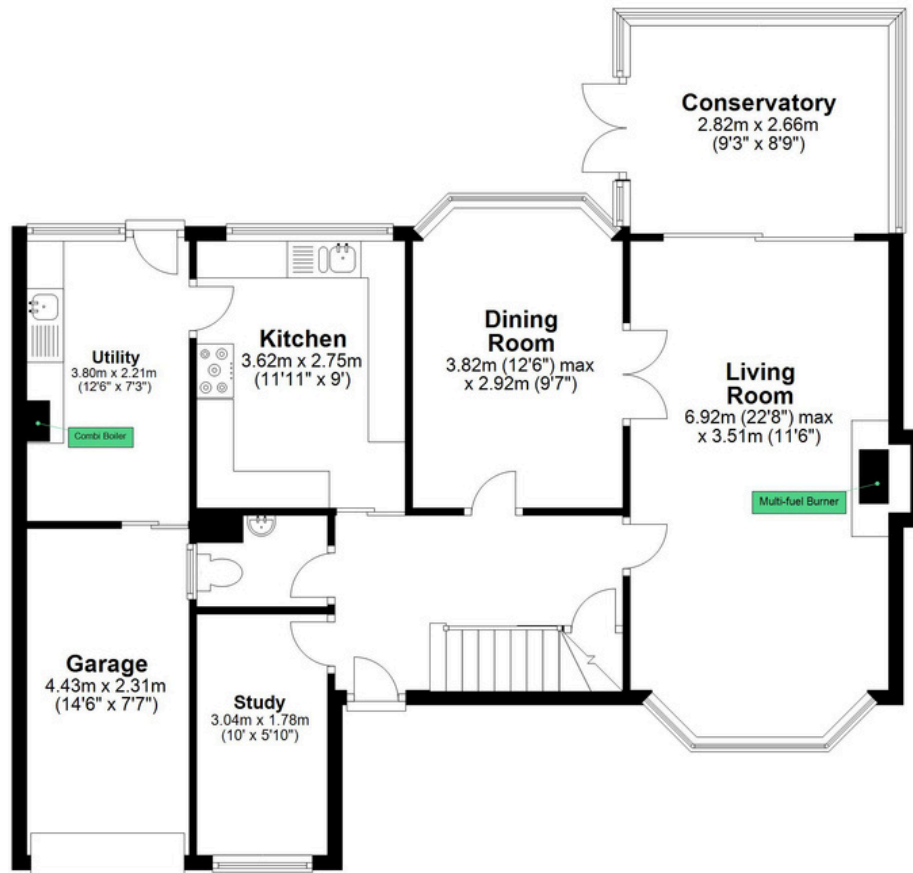




Floorplan

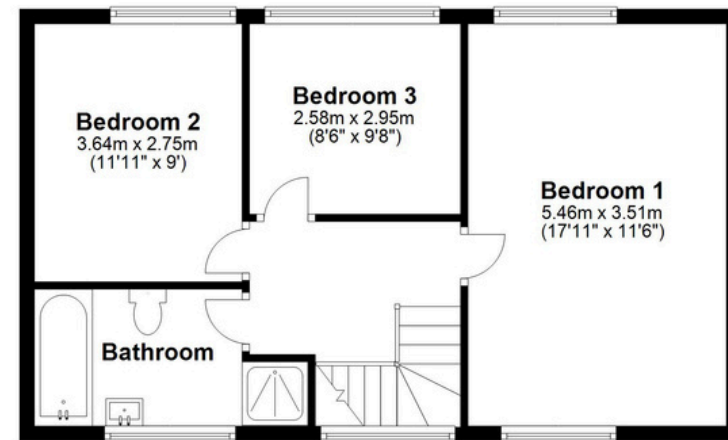
Ground Floor

Approx. 91.6 sq. metres (986.0 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 143.2 sq. metres (1541.8 sq. feet)

01793 765 292

highworth@richardjames.uk

36 High Street | Highworth | SN6 7AQ

richard james

richardjames.uk