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## *2 St Julians Close*

South Marston, Swindon, SN3 4AH

Guide Price  
**£775,000**





# St Julians Close

South Marston | Wiltshire | SN3 4AH

Freehold | EPC Rating - C

 4  3  4

Discover the height of luxurious living in this impressive four-bedroom detached home, backing onto St Julian's Community Woodland (Wiltshire Wildlife Trust). Occupying a beautifully positioned 0.19-acre corner plot within a highly desirable cul-de-sac in South Marston, Wiltshire, this substantial residence enjoys a peaceful and private setting. Offered with NO ONWARD CHAIN, it presents a rare and exciting lifestyle opportunity.

Upon entering the welcoming hallway, you'll find a spacious and versatile ground floor layout. This includes four well-proportioned reception rooms—among them a new conservatory—a newly fitted kitchen/dining area with direct access to the patio, and a separate newly fitted utility room. A convenient downstairs WC and large coat cupboard adds to the functionality of the home.

Upstairs, four generously sized double bedrooms await, alongside the dressing room. The principal and second bedrooms each benefit from their own four-piece ensuite, offering comfort and privacy, while a stylish three-piece family bathroom serves the remaining rooms.



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Scan here











KITCHEN  
DINER















Outside, the appeal of this home continues with a detached double garage, complete with two individual up-and-over doors, and a private gated gravel driveway providing generous parking for several vehicles.

The beautifully maintained wrap-around garden is predominantly laid to lawn, offering a tranquil outdoor retreat. With patio areas accessible from both the conservatory and dining room, it's the perfect setting for alfresco dining and making the most of sunny afternoons.

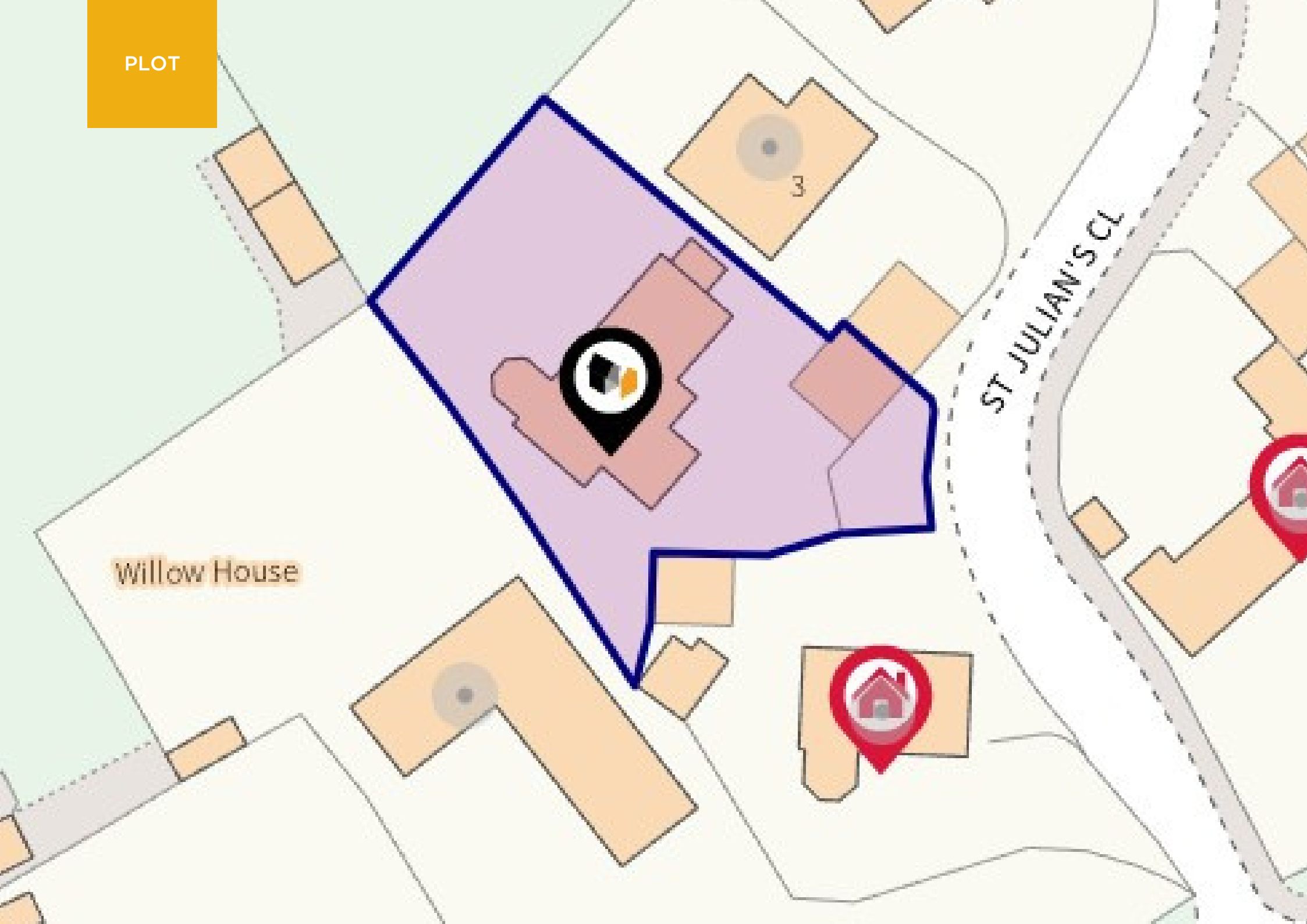
Gas Central Heating via New Combi Boiler  
Mains Water & Mains Drainage  
Mains Electrical Supply  
Council Tax Band - G



PLOT

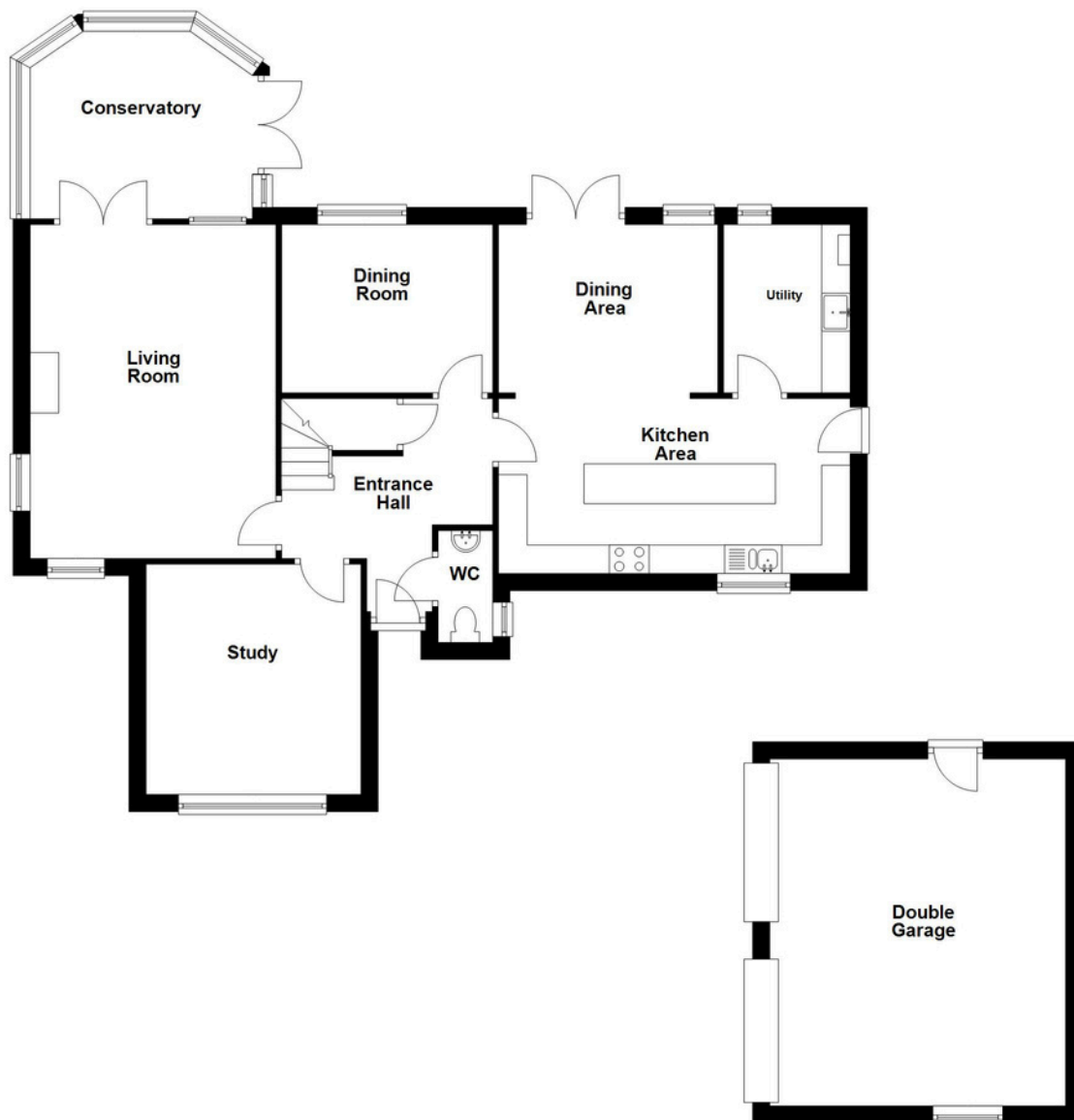
ST JULIAN'S CL

Willow House





**Ground Floor**  
Approx. 147.4 sq. metres (1586.8 sq. feet)



**First Floor**  
Approx. 100.0 sq. metres (1075.9 sq. feet)



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