

richard
james



12 Redlands Close

Highworth, Swindon, Wiltshire, SN6 7SN

Guide Price
£400,000





12 Redlands Close

FREEHOLD

Council Tax Band - D | EPC Rating - C

 3  2  1

Nestled in the charming market town of Highworth, Wiltshire, this striking architecturally designed detached home offers the perfect blend of modern comfort and thoughtful layout. Just 9 years old, this immaculate three-bedroom residence boasts clean lines, generous living spaces, and a bright, open-plan design ideal for contemporary family life.

Step through the front door and into a spacious hallway that sets the tone for the rest of the home—light-filled and welcoming. The heart of the house is undoubtedly the expansive open-plan living, dining, and kitchen area. Stretching over 32 feet in length, this stunning space is perfect for entertaining, relaxing with family, or enjoying quiet evenings at home. Large windows and double doors invite natural light to pour in, while the sleek, modern kitchen provides ample workspace and storage, seamlessly blending style with functionality. A convenient ground floor WC completes the lower level.

Charlie Berry
Branch Manager

01793 311 043
07470 489 292

charlieberry@richardjames.uk



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OPEN
PLAN
LIVING





Upstairs, the home continues to impress. The principal bedroom is a serene retreat, complete with built-in wardrobes and a stylish ensuite. Two further bedrooms—one a generous double, the other ideal as a guest room, nursery, or home office—are served by a beautifully finished family bathroom. Clever storage throughout, including multiple built-in cupboards, ensures the space remains practical as well as beautiful.

Outside, bifold doors lead to a rear patio and a garden path that takes you to a charming summerhouse at the bottom of the garden. A well-kept lawn, mature shrubs, and side access provide ample outdoor storage and ease of use. To the front, a gated driveway offers parking for two to three vehicles.

PRINCIPAL
BEDROOM





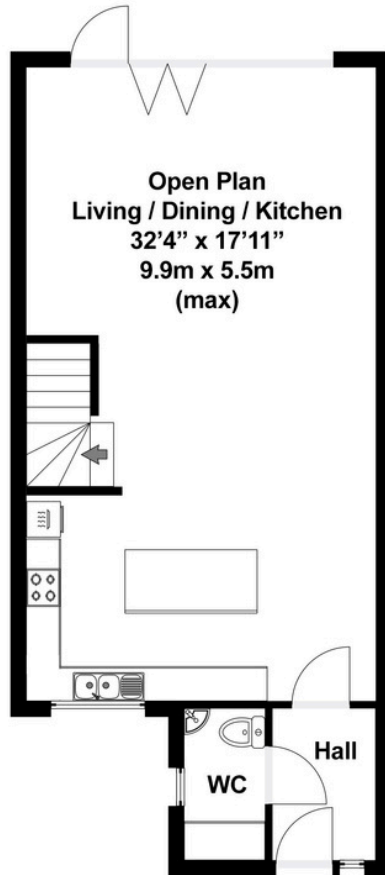
Totalling approximately 1,189 sq ft, the property offers exceptional space in a thoughtfully designed layout.

Located in the sought-after community of Highworth, you'll enjoy the best of both worlds: peaceful surroundings with excellent access to local amenities, schools, and countryside walks, all just a short drive from Swindon and the Cotswolds.

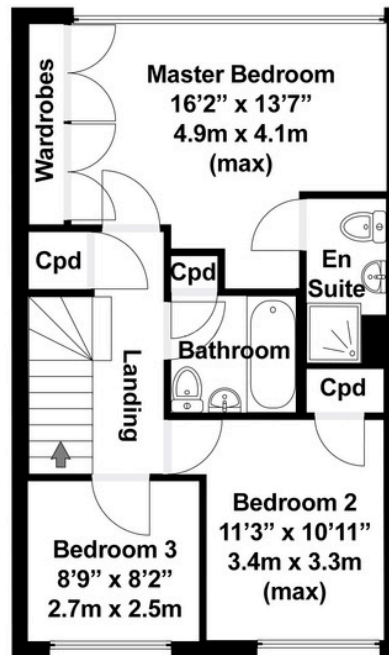
This unique home presents a rare opportunity to own a modern classic in one of Wiltshire's most desirable towns.

Gas Central Heating, Under Floor Heating, uPVC Double Glazing, Mains Electricity, Mains Water In and Septic Tank.

▼ Ground Floor



▼ 1st Floor



Total area approx: 1189 sq ft / 110 sq m

N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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01793 765 292

highworth@richardjames.uk

1 Swindon Road | Highworth | SN6 7AH

richardjames.uk

@rjestateagent