



22 The Knoll Croft Road, Old Town, Swindon, SN1 4DQ

Price Guide £550,000 Freehold





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****New Instruction**** CHAPPELLS ARE DELIGHTED TO OFFER FOR SALE THIS BEAUTIFUL PERIOD HOME, TASTEFULLY RENOVATED THROUGHOUT TO AN EXACTING STANDARD, OFFERING A DELIGHTFUL BLEND OF CONTEMPORARY LIVING WITH AN ABUNDANCE OF CHARACTER AND CHARM. THE SPACIOUS ACCOMMODATION IS ARRANGED OVER THREE FLOORS. A WELCOMING ENTRANCE HALL WITH TRADITIONAL STAINED GLASS WINDOWS LEADS YOU INTO A CHARMING SNUG/LIVING ROOM WITH A WOODBURNING STOVE, THERE IS A STUNNING OPEN PLAN KITCHEN/DINING ROOM WITH A CENTRAL ISLAND MADE OF SOLID OAK WITH COMPLIMENTARY FLOORING AND FRENCH DOORS ONTO THE GARDEN, A USEFUL UTILITY ROOM AND A LUXURY BATHROOM WITH FREESTANDING ROLL TOP BATH, WC AND WASH HAND BASIN. THE FIRST FLOOR HAS THREE GOOD SIZE BEDROOMS AND A FAMILY BATHROOM AND THE SECOND FLOOR OFFERS A BRIGHT AND AIRY FOURTH BEDROOM WITH ENSUITE SHOWER ROOM. THE REAR GARDEN IS A DELIGHTFUL FEATURE OF THIS PROPERTY. SOUTH FACING AND EXTENDING TO APPROX 120 FT IN LENGTH, THE GARDEN IS MAINLY LAID TO LAWN AND IS WELL STOCKED WITH AN ABUNDANCE OF TREES AND SHRUBS. THERE ARE SEVERAL SEATING AREAS, A PATIO, SUMMER HOUSE, OUTSIDE BAR (TBC), VEGETABLE PATCH AND A LARGE SHED/WORKSHOP (APPROX 5.90M X 2.60M). TO THE FRONT THERE IS DRIVEWAY PARKING FOR 2/3 CARS.

Don't miss the chance of making this stunning home your own!

Situation

The Knoll is situated in an elevated position at the top of Croft Road in the heart of Old Town just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Old Town Gardens with it's bandstand, cafe and beautiful trees is just a few steps away. Old Town has a choice of excellent primary schools and it's own well regarded secondary school. Coate Water Country Park with it's lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

- STUNNING SEMI DETACHED PERIOD HOME
- LARGE SOUTH FACING GARDEN
- FOUR BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/FAMILY ROOM
- LOUNGE WITH WOODBURNER
- UTILITY ROOM
- LARGE SHED/WORKSHOP
- DRIVEWAY PARKING FOR 2/3 CARS
- SOLE SELLING AGENTS

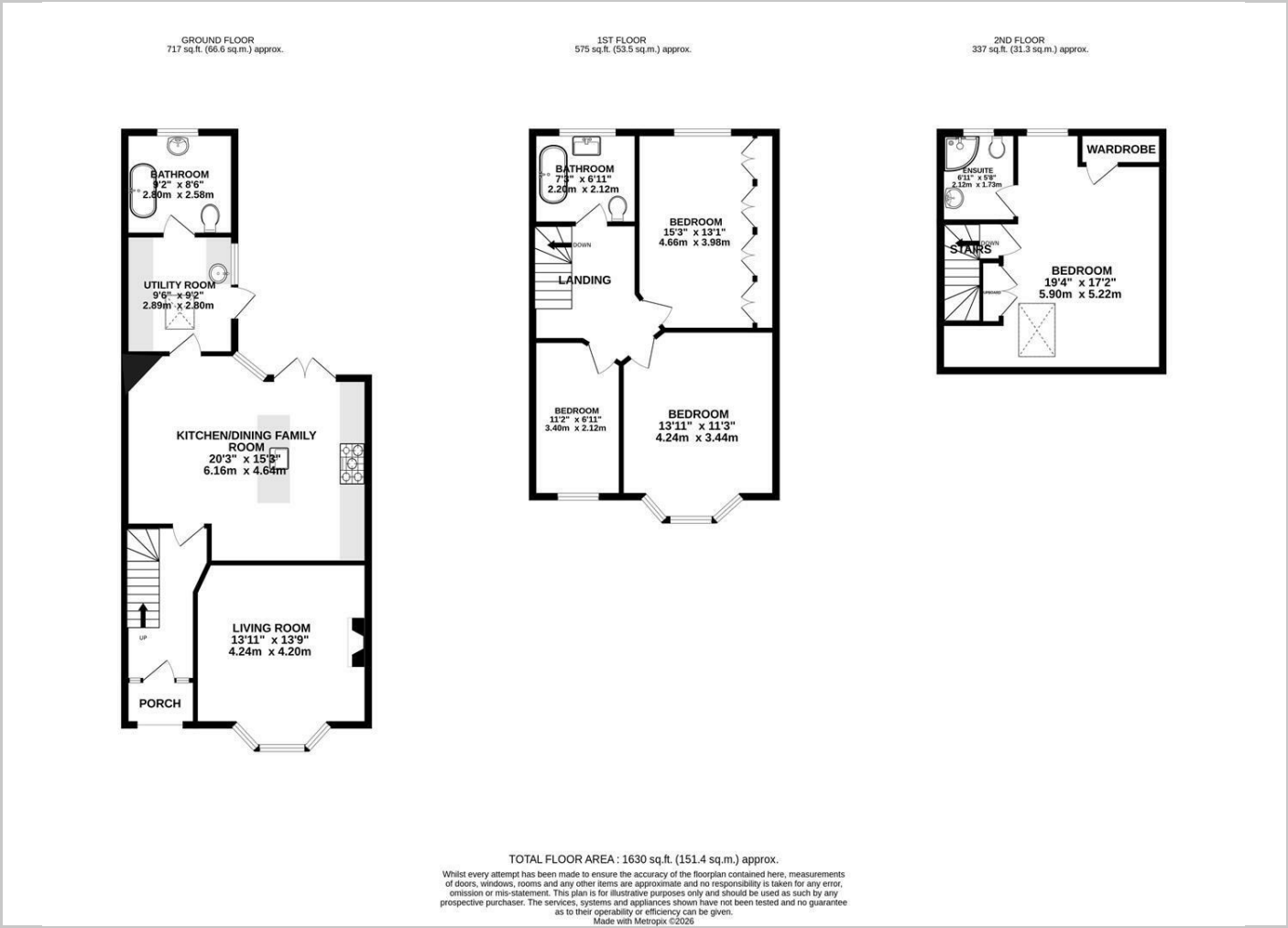
Council Tax Band: F

Viewing Arrangements

For an appointment to view, please call Chappells on 01793 618080 or email: sales@chappells.uk.com



Floor Plans

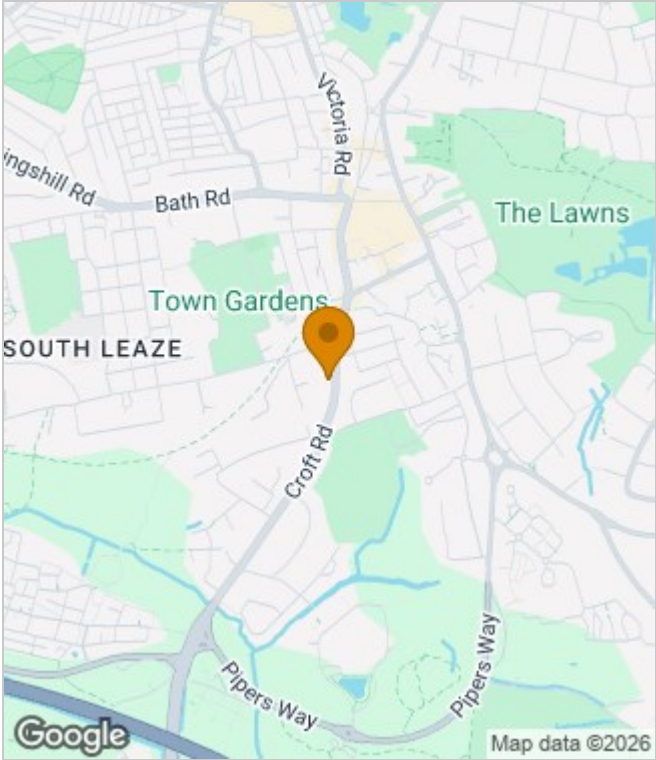


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35-36 Newport Street, Swindon, Wiltshire, SN1 3DP 01793 6180 sales@chappells.uk.com ww.chappells.uk.com



Area Map



Energy Performance Graph

