



23 Brettingham Gate, Broome Manor, Swindon, Wiltshire, SN3 1NH  
**Guide price £825,000**



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Located in the tranquil cul-de-sac of Brettingham Gate, within the picturesque Broome Manor of Swindon, this impressive detached house offers a perfect blend of space, comfort, and potential. Spanning an expansive 2,845 square feet, the property boasts five well-proportioned bedrooms, including a convenient ground floor bedroom complete with an en-suite shower room, making it ideal for guests or those seeking single-level living.

The home features four flexible reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a flow throughout the living areas. Additionally, the property presents exciting annexe potential, offering flexibility for extended family living or a home office.

Set on a generous 0.4-acre plot, the property is complemented by a substantial driveway that accommodates multiple vehicles, alongside a double garage for added convenience. The outdoor space is perfect for families and gardening enthusiasts alike, providing a serene environment to enjoy the beauty of nature.

Situated within the esteemed Broome Manor Golf grounds, residents can relish the peaceful surroundings while being just a stone's throw away from the scenic Coate Water Lake, perfect for leisurely walks and outdoor activities. This delightful home is not only a sanctuary but also a gateway to a vibrant community, making it an exceptional opportunity for those seeking a spacious family residence in a desirable location.

## Description

Comprising entrance hallway, two receptions, living room, dining room, kitchen breakfast room, cloakroom, utility, ground floor bedroom, ground floor shower room, four first floor bedrooms, en-suite, bathroom. The entrance hallway has stairs to the first floor, doors provide access to the first two reception rooms, kitchen and cloakroom. The reception to the left of the entrance hallway is currently used as a morning room/second living room, this leads through to the main 24' x 19' living room with large feature fireplace. This living room overlooks the front and rear gardens with access to the rear garden. A door leads off the living room to the dining room, there are doors to the garden and first reception, an opening leads through to the kitchen. The kitchen breakfast room has an island unit and space for a small table, doors lead out to the garden, the utility and entrance hall. The utility is of a good size and leads through to a rear lobby, which in turn has doors to a potential fifth bedroom and the double garage. The bedroom has a shower room attached and it is thought could be made into an annexe by utilising some of the garage potentially. A door off the kitchen leads to the reception to the right of the hallway, which enjoys views of the front garden, has a further door leading to the entrance hall and is currently being used as a home office. A cloakroom off the hallway completes the ground floor. On the first floor there are four bedrooms, main bathroom and an en-suite to bedroom one.

Outside there are approximately 0.4 acres of grounds with around a third of this to the front with pleasant views along the leafy cul-de-sac, a driveway to the right leads to a driveway area outside the double garage. A pedestrian gate leads to the rear garden, which makes up the other two thirds of the grounds splaying out from the property and with mature trees to its rear.

Services: We understand mains water, electricity, gas and sewage are connected to the property. Gas central heating plus air conditioning/heater to two receptions and landing.

Leasehold: 999 years from 25 December 1972 (945 years remaining)

Service charge: £650 per annum (to include such things as communal grounds maintenance of the estate)

Ground rent: £25 per annum



## Situation

Broome Manor is a small suburb of Swindon positioned between Old Town and Coate Water country park to the south east of Swindon centre. Within a 1.5 mile walk is Old Town, the historic older part of Swindon which is popular for its eclectic mix of bars, shops and restaurants amongst the practical amenities that are always handy to have on the doorstep. In addition to this, there are many walks to be enjoyed around one of the selection of public gardens and open countryside heading out to one of Swindon's old canal routes. Nearby Coate Water lake (a few minute walk) has a famous Grade II listed driving board and offers walks around the lake, through the woodland whilst enjoying the views of the surrounding countryside, finished off with a hot drink and snack from their cafe. There are four primary schools and a secondary in Old Town, all with good ofsted ratings. The town is a walk down the hill where the train station with trains running to London Paddington can be utilised to access the capital in under the hour. The M4 motorway is also within 3.8 miles of the property roughly to either junction 15 or 16.



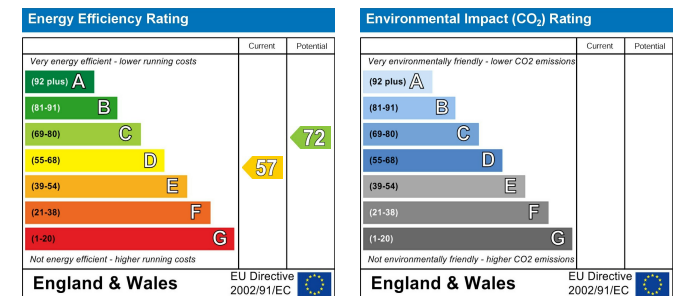
## Floor Plans



## Area Map



## Energy Performance Graph



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