



St. Julians Close, South Marston, Wiltshire, SN3 4AH

£585,000  
(Subject to Contract)

*Hanley's*

## St. Julians Close South Marston SN3 4AH

An impressive and attractive four bedroom detached property situated in the sought after village of South Marston. The stylish and beautifully presented accommodation comprises: To the ground floor: Entrance hall with storage cupboard, study, cloakroom, living room with wood burning stove and French doors opening into the conservatory, dining room, fitted kitchen with integrated fridge/freezer, oven, hob with extractor fan over, microwave and dishwasher and a separate utility room with door to the rear garden. To the first floor is a spacious and light landing with airing cupboard, a family bathroom with panelled bath and shower mixer, four bedrooms; master bedroom with en-suite shower room and three further bedrooms which all have fitted wardrobes. Further benefits include gas radiator central heating and double glazing. Outside to the front is a gravelled driveway with parking for several vehicles with a selection of flowers, tree and shrub borders which leads to the double garage with electric garage doors, power, light and access to a loft area via a drop-down loft ladder. Gated access leads from the driveway to the well tended and attractive landscaped rear garden which is laid to lawn with well stocked borders and decking area. The rear garden also backs onto the community nature reserve, St Julians Woodland.

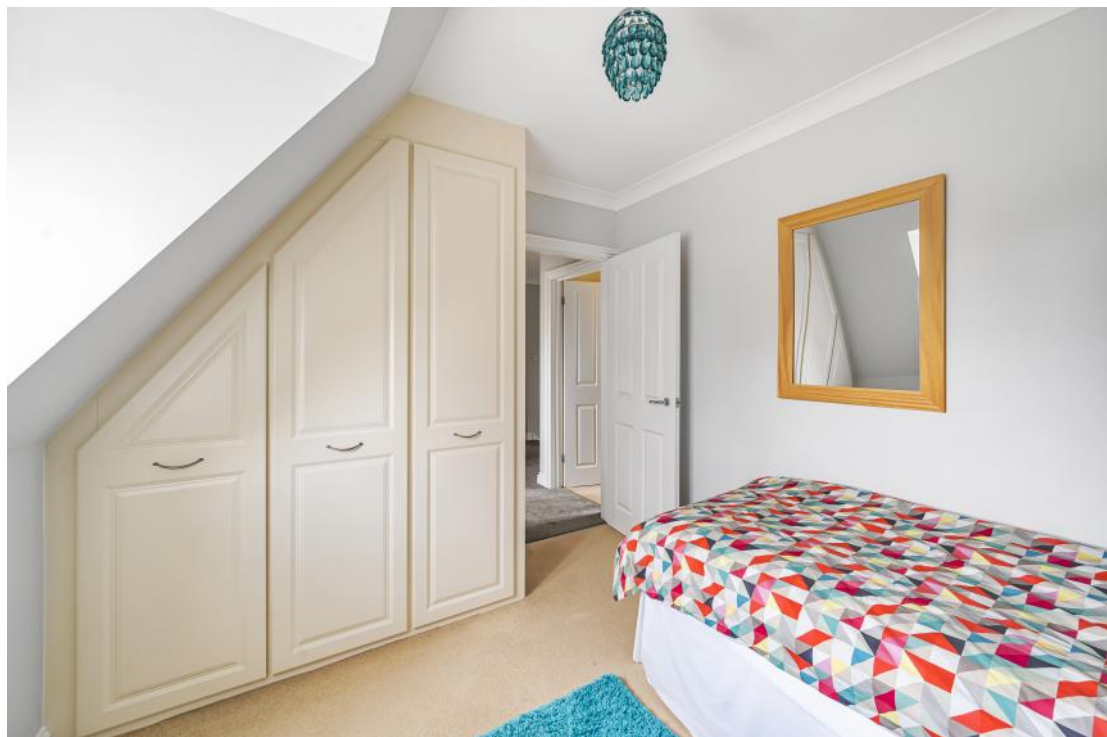
South Marston is conveniently located on the Wiltshire/Oxfordshire border with excellent road links to Oxford via the A420, M4 junction 15 c.5 miles away and Swindon Station c.4 miles away with direct train to London Paddington within an hour.

Tenure: Freehold. EPC: C 70 Council tax band: F









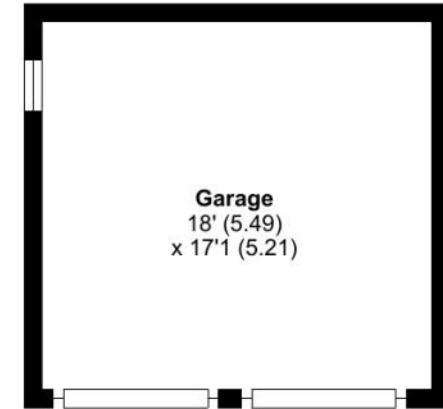
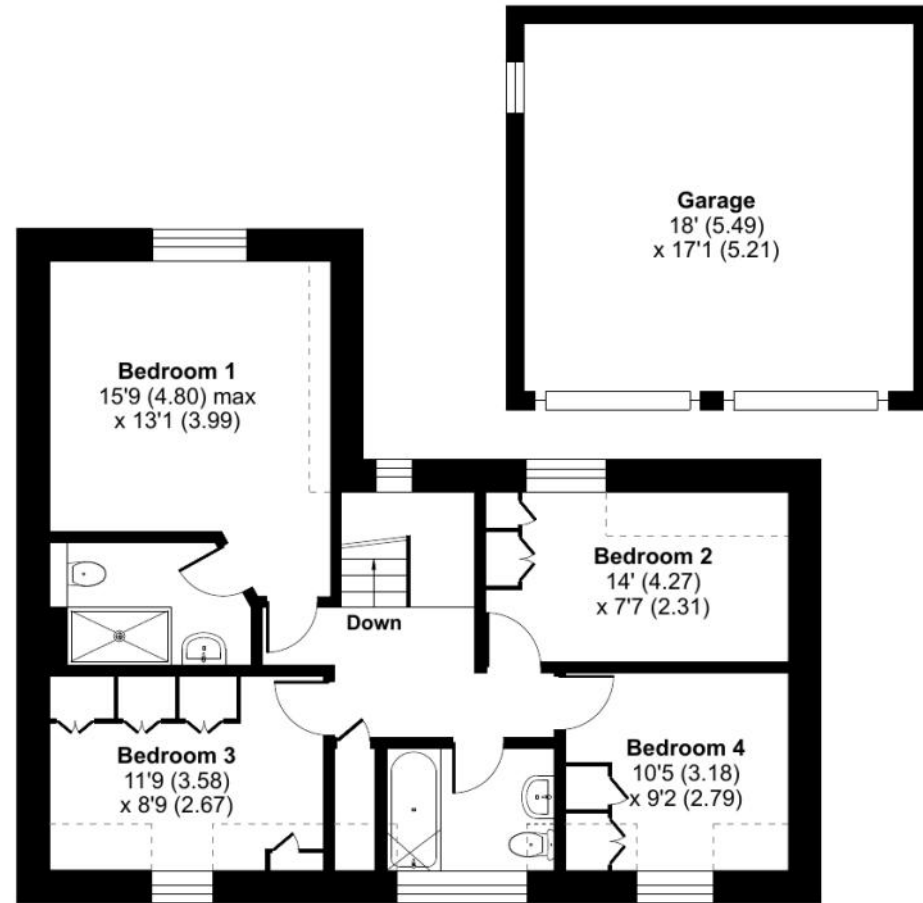
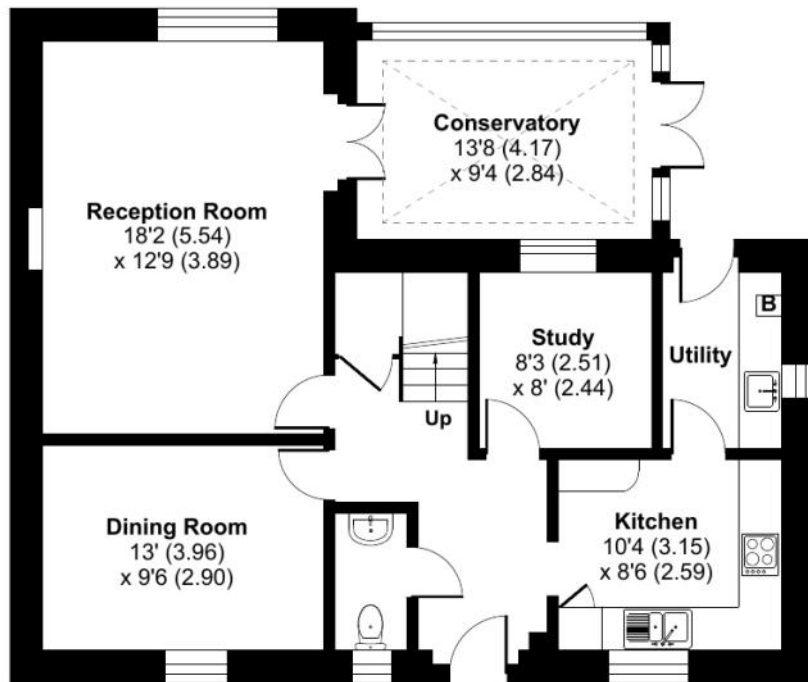
# St. Julians Close, South Marston, Swindon, SN3



Denotes restricted head height

Approximate Area = 1556 sq ft / 144.5 sq m  
Limited Use Area(s) = 72 sq ft / 6.6 sq m  
Garage = 306 sq ft / 28.4 sq m  
Total = 1934 sq ft / 179.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hanleys Estate Agents. REF: 1107810

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