



Westhill Close, Highworth, SN6 7BY

£675,000  
(Subject to Contract)

*Hanley's*

# Westhill Close, Highworth, SN6 7BY

An impressive four bedroom detached house set on a substantial plot in a sought after location a short level walk from the High Street. The well presented property offers spacious and versatile accommodation and briefly comprises: Entrance porch, entrance hall with storage cupboard and stairs to the first floor, study/family room, living room with fireplace and doors to the kitchen/dining room with a range of wall and base units, integrated dishwasher, fridge, microwave, double oven with hob and extractor fan over and central island with storage and power, separate utility area with space for washing machine, cloakroom with W.C. and door to the side. French doors lead from the kitchen/dining room to the conservatory which opens onto the rear Westerly facing garden. To the first floor is a family bathroom with bath and separate walk-in shower cubicle and four good sized bedrooms; bedroom one with fitted wardrobes. Further benefits include gas radiator central heating, double glazing, underfloor heating to the kitchen/dining room, fitted solar roof panels and electric car charging point. Outside to the front is a garden laid to lawn with driveway providing parking for several vehicles leading to the detached single garage with power, light and window to the rear. Gated access from the front leads to the rear landscaped, established garden with large patio area, shaped lawn, summer house and a selection of mature trees, shrubs and flower borders.



**1 Bathroom**



**4 Bedrooms**



**2 Receptions**

**EPC: TBA**

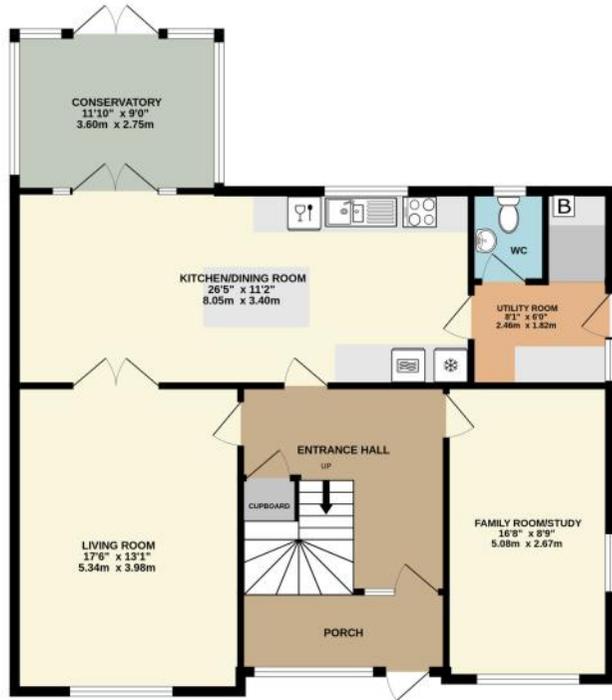
**Council Tax Band: F**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

GROUND FLOOR  
1070 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR  
808 sq.ft. (75.3 sq.m.) approx.



GARAGE  
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.6 sq.m.) approx.



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