



Biddel Springs, Highworth, Swindon, SN6 7BH

£575,000  
(Subject to Contract)

*Hanley's*

## Biddel Springs Highworth SN6 7BH

Situated in an elevated position with far reaching rural views to the front this impressive four bedroom detached property offers spacious accommodation which comprises: Entrance hall with storage cupboard, cloakroom, living room with fireplace and doors opening to the dining room with French doors to the rear garden, fitted kitchen with built-in oven, hob and extractor fan over, separate utility room with door to the side. To the first floor are two bathrooms and four spacious bedrooms; all with fitted wardrobes and one with an en-suite shower room. The property further benefits from gas radiator central heating and double glazing. Outside to the front is a garden laid to lawn with flower borders and driveway providing parking for two vehicles leading to the double garage with power, light and personal door to the rear garden. Gated access to the side leads to the established rear garden with large patio and steps to an area laid to lawn with a selection of trees, shrub and flower borders. Please note the property offers the potential to split bedroom two, to provide a fifth bedroom/study.



**3 Bathrooms**



**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  
939 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 1812 sq.ft. (168.4 sq.m.) approx.





