



School Lane, Castle Eaton, Wiltshire.

£575,000 Freehold



## Freshfields, School Lane, Swindon, Wiltshire.

### Directions

Please use the postcode SN6 6LF or call the office at any time for detailed directions from your location.

### Summary

Tucked away in the heart of Castle Eaton, this substantial detached bungalow offers beautifully balanced living with generous proportions throughout. Sitting on a great plot with open countryside views to the rear, the property combines versatile accommodation, excellent parking with double garage, and a layout that works just as well for families as it does for those looking for single-level living. A home that quietly overdelivers on space, setting and flexibility.

### Step inside

A welcoming entrance hall sits at the centre of the home, setting the tone for the space on offer and connecting each area with ease. The main living room is a standout, generous in size and filled with natural light. It's a comfortable, easy space that flows seamlessly into the conservatory, where the outlook really comes into its own. This is one of those spots that will be used all year round, whether it's a quiet coffee or simply watching the seasons change across the fields beyond.

The dining room sits just off the living space, ideal for entertaining but equally suited to everyday use, while the kitchen offers plenty of storage and worktop space with a practical layout that just works. The adjoining utility keeps the day-to-day running of the house tucked away, with direct access outside. There are three well-proportioned bedrooms. The principal bedroom is particularly impressive, both in size and storage, positioned close to a smartly updated shower room. The second bedroom is another comfortable double, while the third bedroom sits slightly separate from the main accommodation and benefits from its own adjoining shower room, creating a natural guest suite. It also offers clear potential for those looking for annexe-style living, whether for extended family, visiting guests or a more independent setup. Throughout, the property feels well cared for and thoughtfully arranged, offering a layout that adapts easily to changing needs.

### Step outside

The approach sets the tone, with a wide driveway providing ample parking and leading to a large garage with electric door, ideal for storage, workshop use or secure parking. To the rear, the garden is a real highlight. A generous lawn is complemented by established planting and seating areas, all backing onto open countryside. The outlook is uninterrupted and ever-changing, giving a real sense of space and calm that's hard to replicate.



There's a lovely balance here between usable garden space and something more scenic, perfect for both practical living and simply enjoying the setting. Solar panels are in place, adding an element of efficiency and long-term benefit. The generous feed in tariff gives over £2k per annum income, guaranteed for the next ten years.

### Area insight

Castle Eaton is one of those villages that people move to and stay. Set alongside the River Thames and surrounded by open countryside, it offers a genuine sense of rural living while still being well connected. There's a strong community feel, a well-regarded village pub, and endless walking routes right on the doorstep. For day-to-day needs, Cirencester, Fairford and Swindon are all within easy reach, offering a full range of amenities, schooling and transport links. It's a setting that feels peaceful without feeling remote, and that balance is exactly why it's so sought after.

### Viewing

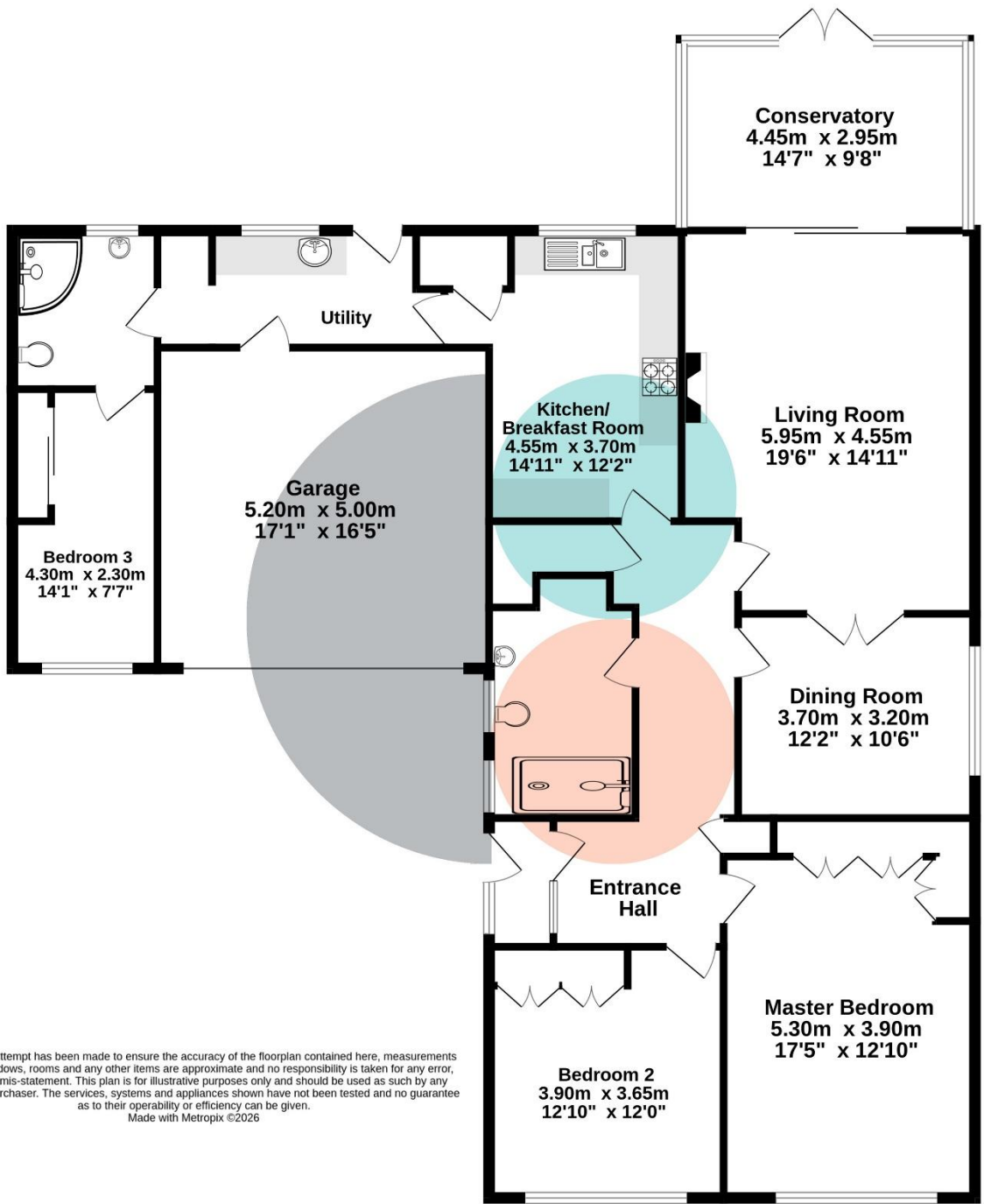
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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