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## *24 Sams Lane*

Blunsdon, Swindon, SN26 7AY

Offers over  
**£260,000**



# Sams Lane

Freehold

Council Tax Band - C | EPC Rating - TBC

 2  1  2

Situated in the highly sought-after village of Blunston, this beautifully presented and extended two double bedroom terraced home offers spacious, immaculate accommodation throughout, complemented by a landscaped rear garden and paved driveway parking.

The ground floor features a cosy living room complete with a charming woodburning stove, leading through to a generous lounge/dining room ideal for entertaining and family living. To the rear, the extended kitchen/breakfast room benefits from two skylights and patio doors, allowing natural light to flood the space while providing direct access to the garden.

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom. Bedroom one further benefits from a useful walk-in wardrobe, while the property also enjoys the convenience of a combi gas boiler.



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Externally, the landscaped rear garden has been thoughtfully designed with a raised patio seating area directly outside the kitchen, steps leading down to the lawn, gated side access and a secure purpose-built outbuilding offering excellent storage or home office potential.

Blunsdon offers a warm and welcoming community atmosphere, with a well-loved village shop and café, two traditional pubs, and a village hall that hosts local events and activities.

For families, the village is home to St Leonard's CE Primary School, while secondary education is easily accessible via school bus services to both Warneford School in Highworth and Farmor's School. There is also a regular bus service to Cirencester College.

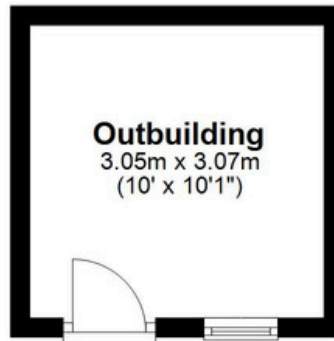
Offered to the market by motivated sellers with a complete onward chain, this is an excellent opportunity to secure a stylish village home ready to move straight into.





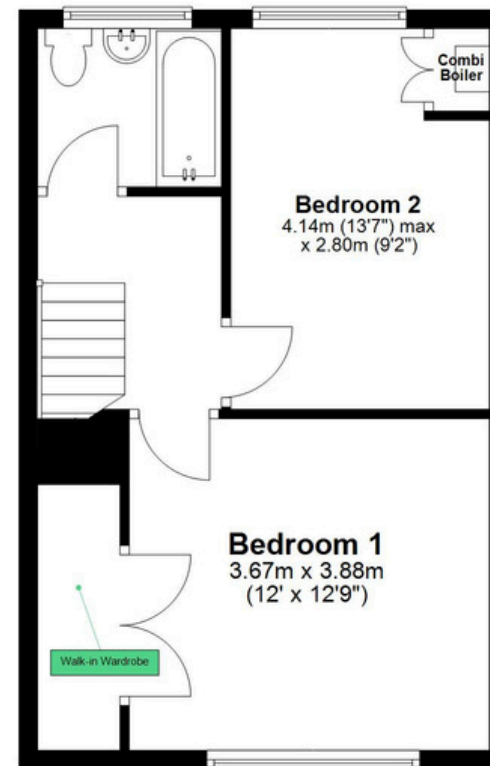
### Ground Floor

Approx. 62.7 sq. metres (674.6 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

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