



8 Kilda Road, Highworth

In Excess of £325,000

Waymark

8 Kilda Road

Highworth, Swindon

A fantastic opportunity to purchase this attractive and immaculately presented three bedroom link-detached family home, tucked away on a quiet no-through road in the highly sought-after market town of Highworth. Enjoying a wonderful position adjacent to Pentylands Country Park, the property offers immediate access to beautiful green spaces and scenic walks, whilst also being within easy walking distance of the High Street, Market Place and the town's excellent range of amenities. Further benefits include two reception rooms, driveway parking, a garage and a private, low-maintenance rear garden.

The well-maintained accommodation comprises an inviting entrance hall with built-in storage, a spacious sitting room with useful under-stairs storage, a fitted kitchen and a bright garden room/dining room overlooking the rear garden.

To the first floor are three light and airy bedrooms, with the principal bedroom benefiting from built-in wardrobes, together with a family shower room.

Outside, the property enjoys an attractive frontage with a generous block-paved driveway providing ample off-street parking and leading to the attached garage, offering additional storage or secure parking. The rear garden has been designed for ease of maintenance and enjoys a sunny aspect, featuring a paved patio and a substantial decking area, creating the perfect space for outdoor dining, entertaining or simply relaxing.

The property is freehold and connected to mains gas, electricity, water and drainage. Further benefits include gas-fired central heating and uPVC double glazing throughout.

Combining a peaceful location with excellent access to local amenities and countryside walks, this superb home is ideal for families, downsizers or professional couples alike. An internal viewing is highly recommended to fully appreciate everything this wonderful property has to offer.





8 Kilda Road

Highworth, Swindon

Highworth is a charming and historic market town situated on the edge of the Wiltshire Downs, offering the perfect balance of countryside living and modern convenience. The town boasts a thriving High Street with a variety of independent shops, cafés, traditional public houses, supermarkets and everyday amenities, together with highly regarded primary and secondary schools. Surrounded by beautiful open countryside, including nearby Pentylands Country Park, Highworth is ideal for those who enjoy walking and outdoor pursuits, whilst excellent road links provide easy access to Swindon, Cirencester, Oxford and the M4, making it a popular choice for commuters and families alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Link Detached Family Home
- Three Light And Airy Bedrooms
- Two Reception Rooms
- Driveway Parking And Garage
- Low Maintenance Rear Garden
- Popular And Sought After Location
- Close To Green Spaces And Parks
- Walking Distance To High Street And Amenities





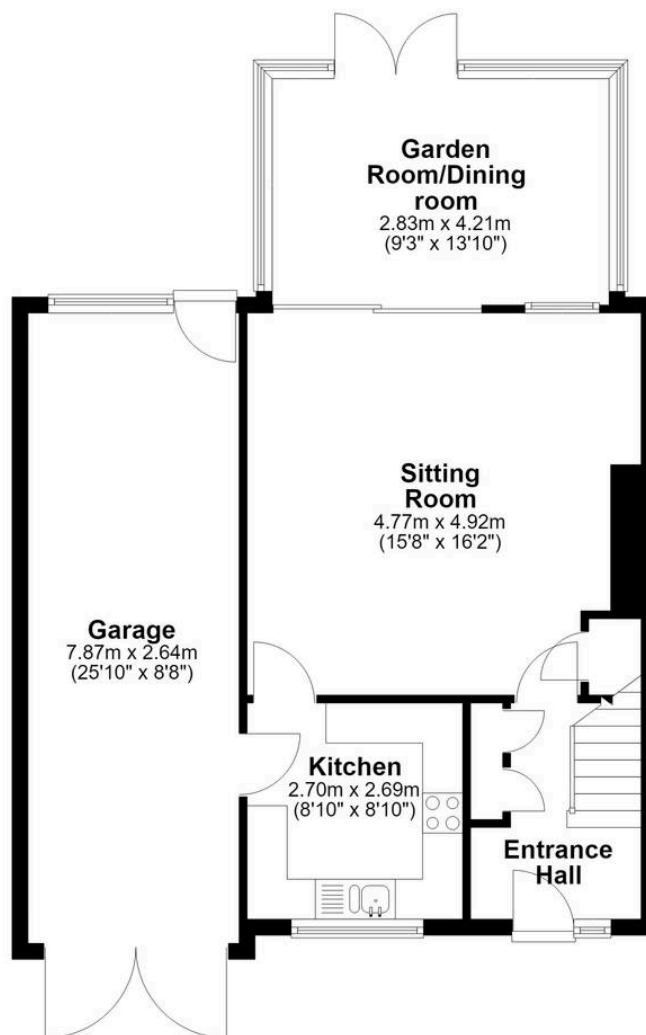


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

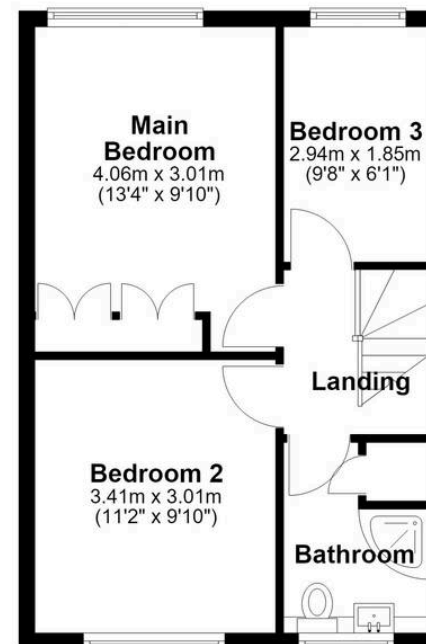
Ground Floor

Approx. 71.1 sq. metres (765.6 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 108.4 sq. metres (1166.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Property Limited

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