



Swindon Street, Highworth, SN6 7AH

£575,000
(Subject to Contract)

Hanley's

An impressive Grade II listed Georgian double-fronted house situated in the heart of Highworth within the conservation area, just a short walk from the High Street and Market Place. This elegant period home offers spacious accommodation set over three floors together with a generous basement/cellar currently used for storage and offering scope for conversion subject to planning permission. The current owners have sympathetically updated the property while preserving many original features, including sash windows and wooden window shutters. The versatile accommodation comprises: Entrance hall, basement/cellar, sitting room with fireplace and wood burning stove, dining room with feature fireplace, utility room and re-fitted kitchen with an extensive range of wall and base units with wooden worktops and door to the rear garden. To the first floor are three double bedrooms, study and a four piece family bathroom with free standing roll top bath and separate walk-in shower cubicle. To the second floor is a further bedroom with built-in eaves storage and en-suite shower room. The property benefits from gas radiator central heating. Outside to the front there is a small garden laid to stone chippings with period iron railings and side access leading to an enclosed passageway leading to the private rear garden featuring a large patio, lawn with established trees and borders, a decked dining area for peaceful outdoor entertaining and a brick built shed. The garden is walled and secluded, offering a generous, private outdoor space.



2 Bathrooms



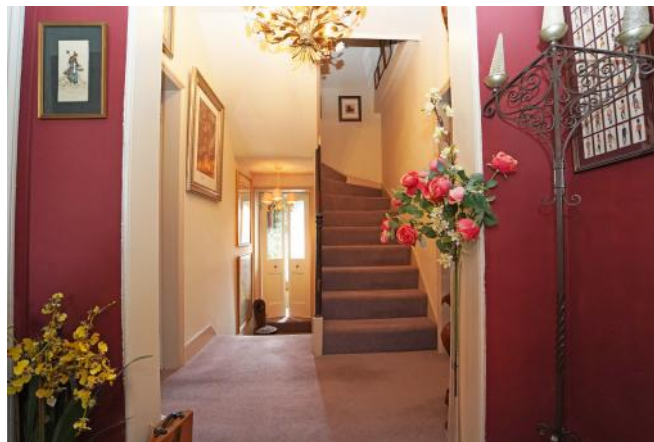
4 Bedrooms & 1 Study



2 Receptions

Council Tax Band: D

Tenure: Freehold



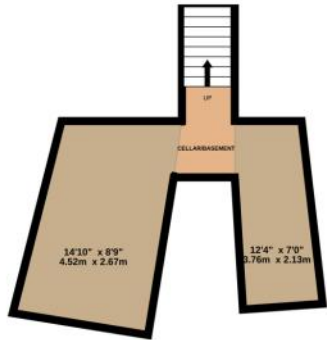
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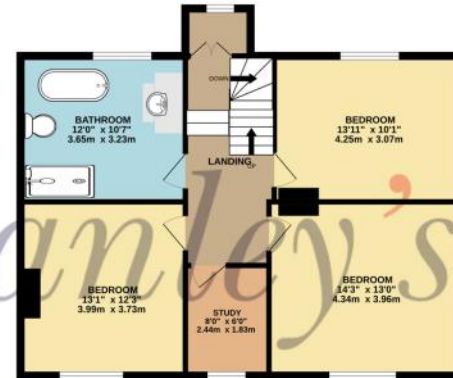
BASEMENT
261 sq.ft. (24.3 sq.m.) approx.



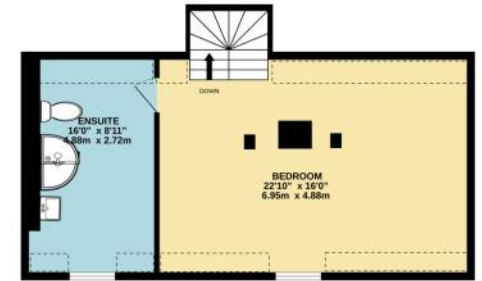
GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



2ND FLOOR
522 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.8 sq.m.) approx.



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