

23 Priory Green, Highworth

In Excess of £425,000

Waymark

23 Priory Green

Highworth

This immaculately presented and thoughtfully extended four-bedroom semi-detached home offers an exceptional standard of family accommodation in the highly sought-after and convenient village of Highworth.

The property is entered via a porch leading into a central hallway with a useful ground floor WC. To the front of the property is a spacious dining room, providing an ideal setting for formal dining or family occasions. To the rear, the separate living room offers a comfortable space for relaxation, with elegant doors framing the outlook and allowing an abundance of natural light to flood the room. The heart of the home is the impressive open-plan kitchen, dining and family room, designed for modern family living and entertaining and fitted with a range of contemporary units and built-in appliances.

The landing leads to four well-proportioned bedrooms, making the property ideal for growing families. Bedrooms one and two benefit from built-in wardrobes, providing excellent storage. Completing this floor is the modern family bathroom.

Externally, the property enjoys a private rear outlook with far-reaching views, creating a peaceful and picturesque setting. A double-width driveway to the front provides off-road parking.

Situated within the ever-popular village of Highworth, the property is ideally placed for a range of local amenities, well-regarded schools and excellent transport links, making it an ideal choice for families and professionals alike.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor and in-home for EE, Good outdoor and variable in-home for O2, Good outdoor for Three and Vodafone according to https://checker.ofcom.org.uk/ Please check as mobile networks may wary. Broadband - Ultrafast available.









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Highworth is a highly sought-after market town situated on the northern edge of Wiltshire, offering a charming blend of historic character, modern amenities and excellent transport links. The town boasts a thriving High Street with a range of independent shops, cafés, pubs and everyday conveniences, together with well-regarded primary and secondary schools. Highworth provides an abundance of walking and cycling opportunities while remaining conveniently located for access to Swindon, the M4 motorway and the Cotswolds. Combining a strong sense of community with a picturesque setting, Highworth is an ideal location for families, professionals and those seeking a balance between town and country living.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

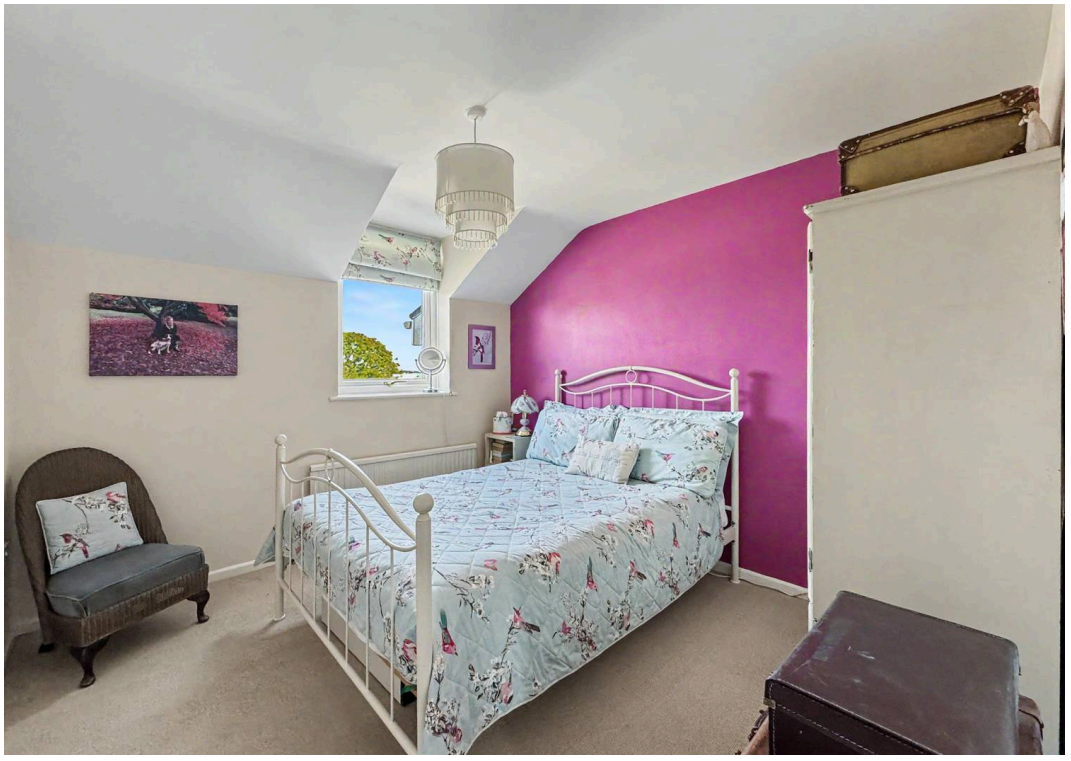
- Immaculately Presented Four Bedroom Semi-Detached Home
- Impressive Kitchen/Dining/Family Room
- Living Room With Doors Onto The Private Garden
- Large Dining Room With Feature Bay Window
- Well Proportioned Bedrooms With Built-In Wardrobes Bedrooms 1 & 2
- Private Outlook With Views To The Rear
- Driveway Providing Off Road Parking



















Total area: approx. 141.6 sq. metres (1523.9 sq. feet)

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

Waymark Property Limited

Waymark Ltd, 2 Cornmarket - SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan - This plan is for illustrative purposes only.