



## 16, Thames View, Blunsdon, Wiltshire



### Directions

Please use the postcode SN26 8AQ or call the office at any time for detailed directions from your location.

### Summary

A beautifully finished modern village home with countryside on the doorstep, generous parking and a brilliant open plan kitchen/dining/family space opening onto the garden. Set within the high quality Backhouse development on the edge of Blunsdon, it combines smart, energy efficient living with proper village character, lovely walks and excellent access to wider amenities and road links.

### Step inside

The storm porch opens into a welcoming entrance hall, with stairs rising to the first floor and useful storage beneath.

The living room sits to the right and provides a comfortable, well-proportioned space away from the main family hub.

To the rear, the house really comes into its own. The kitchen/dining/family room is the heart of the home, beautifully finished and designed for modern living, with a high quality kitchen, breakfast bar seating, space to dine and bi-folding doors opening straight out to the garden. It is the sort of space that works just as well for busy family mornings as it does for relaxed evenings and weekend entertaining.

A separate utility room adds valuable practicality, while a ground floor cloakroom completes the layout.

Upstairs, there are three good bedrooms, two of which benefit from built-in wardrobes. The main bedroom also has a smart ensuite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The property is also impressively energy efficient, making it a comfortable and practical home as well as a good-looking one.

### Step outside

To the front, there is a generous driveway providing parking for several vehicles, together with an EV charging point.

The rear garden has been thoughtfully arranged over two levels, with a paved terrace adjoining the house and creating an easy extension of the kitchen/dining/family space. Steps lead up to a lawned area, giving a good balance of seating, entertaining and usable garden space.

The setting is a major part of the appeal. Thames View sits on the edge of Blunsdon, with countryside views, village walks and a more open feel than many modern developments are able to offer.



### Area insight

Blunsdon is one of those locations that manages to offer the best of several worlds. It has a proper village feel, with a pub, country hotel, community shop, church and a strong local identity, while also being incredibly well placed for day-to-day life. Thames View sits on the edge of the village, giving the development a more rural feel, with countryside close by and walks almost from the front door. For those wanting space, fresh air and a quieter setting, but without feeling cut off, it is a very appealing balance.

Nearby Tadpole Garden Village and North Swindon provide a wider range of shops, schools, supermarkets, cafes and leisure facilities, while the A419 gives excellent access towards Cirencester, the Cotswolds, Cheltenham, Swindon and the M4. It is a location that works brilliantly for buyers who want the convenience of strong connections, but would much rather come home to village-edge views than a busier town setting.

### Viewing

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

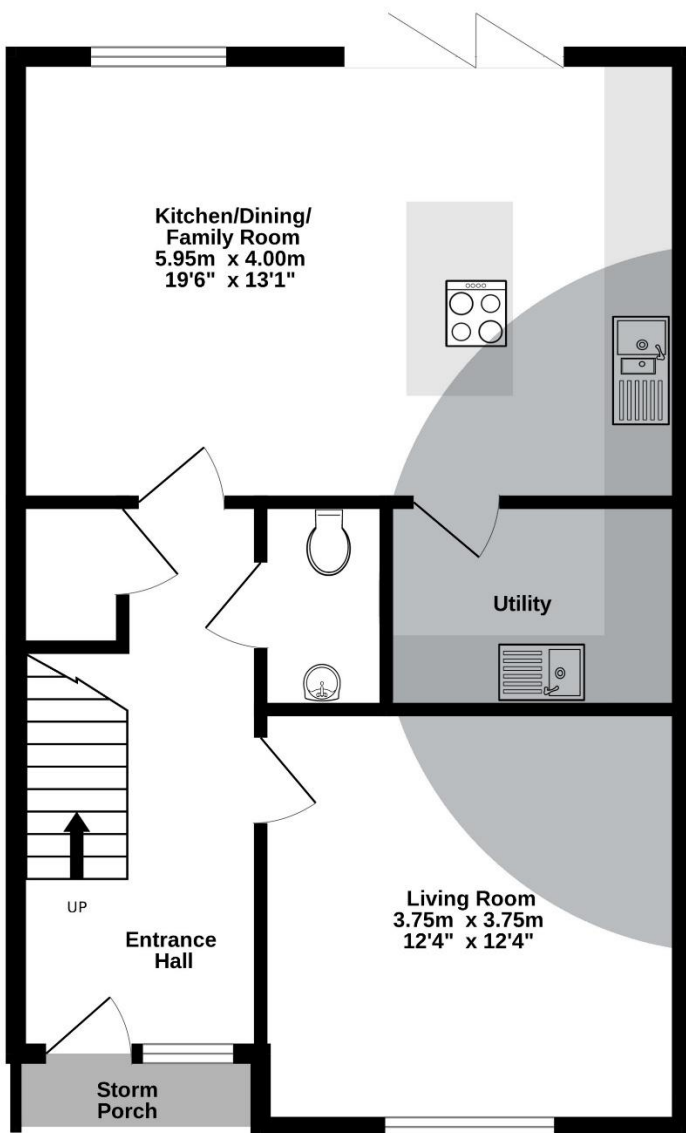
### Additional services

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.

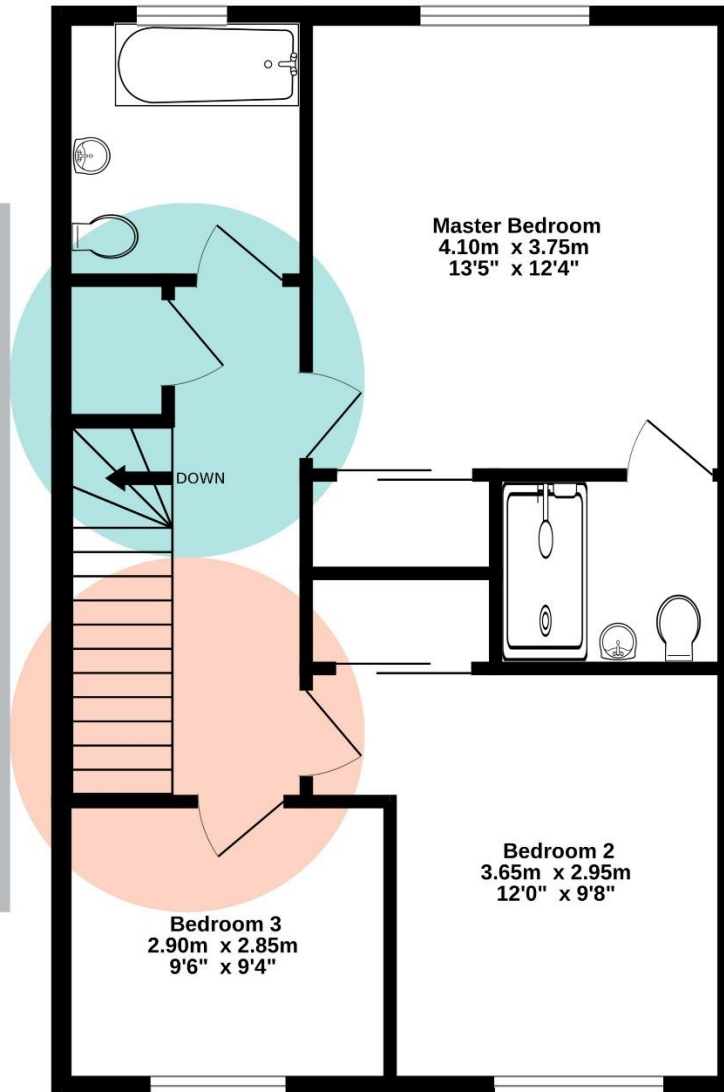
### Agents Note

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.

GROUND FLOOR



1ST FLOOR



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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