



Churchway, Blunsdon, Swindon, SN26 7DG

£575,000  
(Subject to Contract)

*Hanley's*

# Churchway, Blunsdon, Swindon, SN26 7DG

A rare opportunity to acquire an individually designed three bedroom detached bungalow situated on a good sized mature plot with gardens that surround the property. Set in an elevated position with picturesque far reaching rural views to the front the accommodation comprises: Entrance hall with access to a large boarded loft area with dormer windows to the front and rear, living room with patio doors to the garden, fireplace and an arch through to the conservatory with a door to the garden, dining room with views to the front, fitted kitchen with built-in oven, microwave and hob with extractor over, hatch to the dining room, door to a covered area with outside W.C. and a cupboard with plumbing for washing machine, bathroom with bath and separate corner shower cubicle and three double bedrooms; all with fitted wardrobes. The property also benefits from gas radiator central heating and double glazing. Outside there is a block paved driveway providing parking for several vehicles leading to a detached garage with power, light, electric roller door and personal door to the garden. The well maintained gardens surround the property which are mainly laid to lawn with an extensive selection of trees and bushes, patio area, vegetable garden and fruit trees. The spacious loft presents an excellent opportunity to expand the living space, making full use of the dormer windows at both the front and rear of the property.

**NO ONWARD CHAIN.**

**POTENTIAL TO CREATE A LOFT EXTENSION TO PROVIDE TWO BEDROOMS & EN-SUITE (STPP)**



**1 Bathroom**



**3 Bedrooms**



**2 Receptions**

**EPC: C71**

**Council Tax Band: E**

**Tenure: Freehold**



**DISCLAIMER.** These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



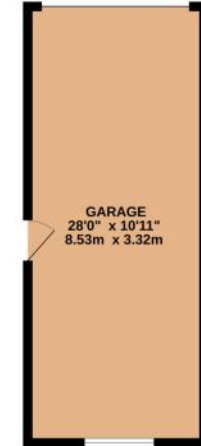
GROUND FLOOR  
1077 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



GARAGE  
260 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.

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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