



11 Greens Lane, Swindon, SN4 0RJ

Guide price £535,000

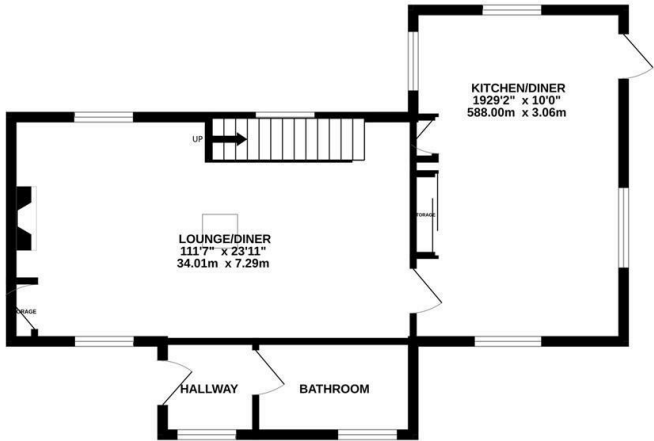
Folly Cottage is a charming and well-proportioned cottage in the older part of the ever popular village of Wroughton. This home stands as a beautiful time capsule brimming with authentic charm that has been cherished and updated within its keeping. Internally there is a bright dual aspect kitchen breakfast room, with fully integrated appliances and ample storage with a utility area and windows that show picture snippets of the grounds. The rest of the accommodation comprises, a large sitting room complete with an impressive fireplace and with ample character and charm throughout. On the first floor there are two doubles and one single bedroom, with a toilet and sink in bedroom two. The bathroom is on the ground floor with a large separate shower cubicle. One of the many merits of Folly Cottage is the extensive garden area which is not only private but also includes a range of mature trees, formal borders and a large lawned area, it winds around has a patio area and an outside stand alone bath. In addition there is a outbuilding with power and light and off road parking for 4 cars. In short this is a beautiful country cottage with vast amounts of charm and in the heart of this ever popular village. VIEWINGS ARE A MUST!

DISCLAIMER

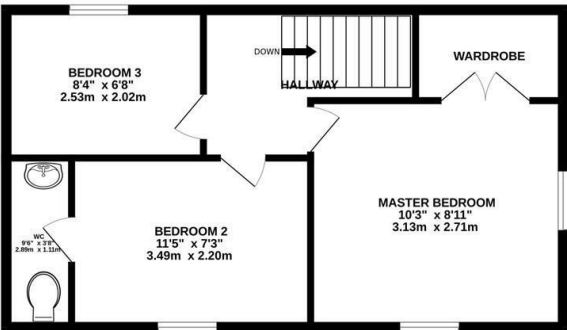
Floor plans-These are intended as a guide only.
Dimensions are approximate. Not to scale. We have
taken every care with the preparation of these details.

Floor Plan

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

