



114 High Street, Watchfield
In Excess of £600,000

Waymark

114 High Street

Watchfield, Swindon

Set in the heart of the sought-after village of Watchfield, this substantial four double bedroom detached family home offers generous living space and an excellent High Street location within easy walking distance of local amenities, including a shop, public house and primary school. Enjoying a prime spot backing onto a large village green and play park, the property benefits from direct private access from the rear garden.

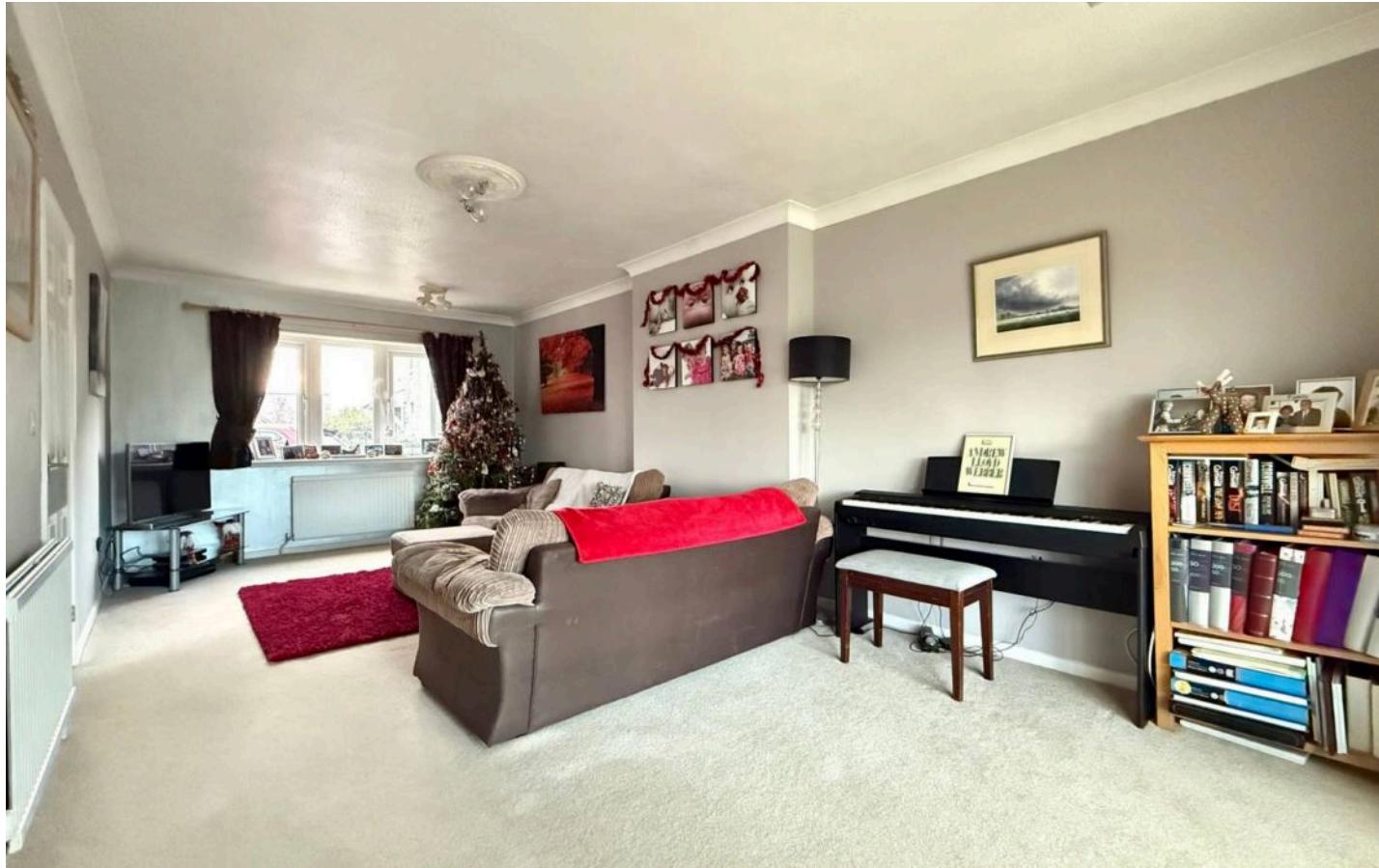
The ground floor features four versatile reception rooms including an open plan kitchen/breakfast room that provide ample space for family living, entertaining or working from home, complemented by a useful utility room and a downstairs W/C. On the first floor, four well-proportioned double bedrooms each include built-in wardrobes, while the impressive master bedroom enjoys a walk-in wardrobe and an en-suite shower room.

Outside, a spacious driveway leads to a large integrated garage, offering extensive off-street parking and storage options. The private rear garden is mainly laid to lawn, complete with a storage shed and direct gated access to the expansive green and play area behind.

The property is freehold and connected to all mains services, making it an ideal long-term family home in a thriving village setting.

- Substantial Detached Family Home
- Four Spacious Double Bedrooms All With Built-In Wardrobes
- Master Bedroom With Both En-Suite Shower Room And Walk-In Wardrobe
- Four Reception Rooms
- Two Bathrooms
- Utility And Downstairs W/C
- Driveway Parking And Large Garage
- Private Rear Garden Backing Onto Village Green
- Popular Village Location





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Watchfield is a charming village with a church, village hall, public house and primary school. There are a small range of shops to the north of the village and a larger selection within the adjoining village of Shrivenham. On the western edge is The Defence Academy of the United Kingdom, providing post-graduate level education for UK and overseas military personnel. The nearby market town of Faringdon provides a further range of amenities including primary and secondary schools, Waitrose, Aldi and Tesco supermarkets, a leisure centre and numerous other facilities. The area is served well for private education with St Hugh's and Pinewood Prep schools both within 10 miles. A regular No.S6 bus service runs between Oxford and Swindon calling through Watchfield.

Watchfield is just south of the A420 which leads directly to Swindon (5 miles) to the west and Oxford (15 miles) to the east, where main road and rail links can be found.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

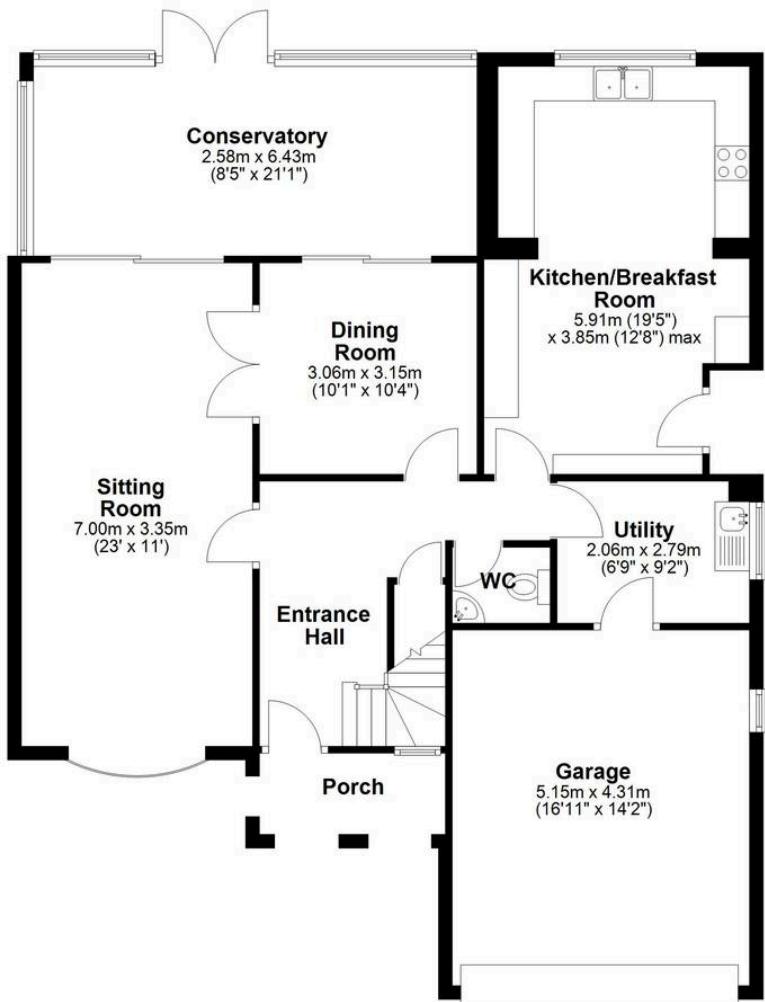
EPC Environmental Impact Rating:





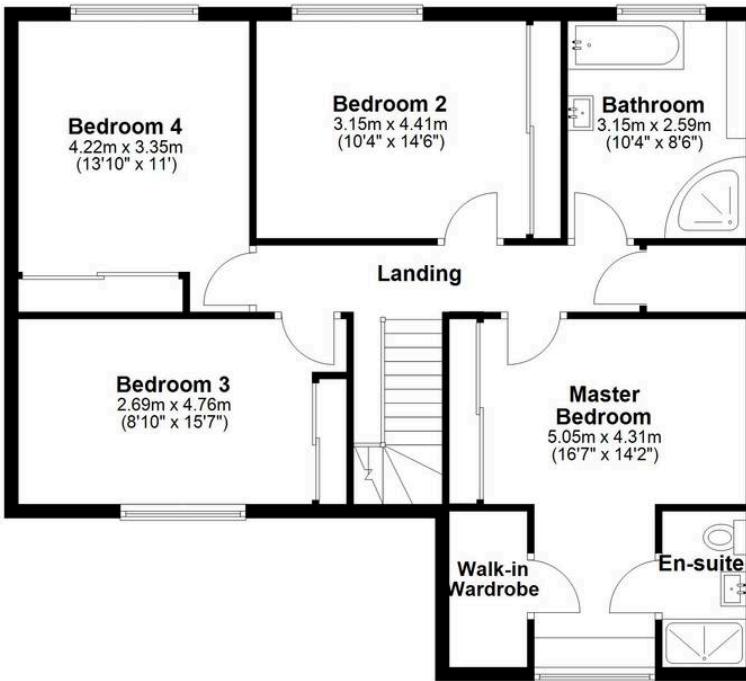
Ground Floor

Approx. 122.2 sq. metres (1315.5 sq. feet)



First Floor

Approx. 84.1 sq. metres (905.0 sq. feet)



Total area: approx. 206.3 sq. metres (2220.5 sq. feet)

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

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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.