



**High Street, Highworth Swindon SN6 7AQ**

 allen & harris

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## **High Street,Highworth Swindon**

Dolphin Cottage is a Grade II listed home in the heart of Highworth. Full of charm, it offers a cosy lounge with cellar, refitted kitchen/diner, two bedrooms and bathroom on the first floor, plus a third bedroom above. The Spanish-style terrace garden enjoys views of the church.



## **Lounge**

19' max x 16' 7" ( 5.79m max x 5.05m )

Front aspect bay window, front aspect door, feature fireplace, two radiators, door leading to the cellar and open arch to the kitchen/diner.

## **Kitchen/ Diner**

26' max x 8' 2" ( 7.92m max x 2.49m )

Re-fitted kitchen offering a range of eye and low level units, work surfaces, one and half bowl sink and drainer, fitted dish washer, fitted washing machine, fitted fridge/freezer, space for range cooker, splash backs, large walk in larder cupboard, wall mounted boiler, mosaic tiled floor, rear aspect windows and door leading to the garden, stairs to the first floor.

## **Cellar**

12' 3" x 8' 9" ( 3.73m x 2.67m )

7ft head height, featured decorative window, radiator, mosaic style floor tiles and spiral staircase to the lounge.

## **First Floor Landing**

Large storage cupboard, doors leading the bedroom one and two, family bathroom and stairs to bedroom three.

## **Bedroom One**

14' 8" x 10' 3" ( 4.47m x 3.12m )

Front aspect windows, built in wardrobes, radiator and exposed floorboards.

## **Bedroom Two**

12' 10" max x 8' 9" ( 3.91m max x 2.67m )

Rear aspect window, radiator and built in wardrobe.

## **Bathroom**

10' 10" x 4' 4" ( 3.30m x 1.32m )

Fitted suite comprising of bath with an overhead shower, wash hand basin with a vanity, W/C, part tiled, shaver point, radiator and a rear aspect window.

## **Second Floor**

### **Bedroom Three**

12' 5" x 15' 3" max ( 3.78m x 4.65m max )

Front aspect window, built in wardrobes, airing cupboard and exposed floorboards and beams.

### **Rear Garden**

Spanish style terrace, with rear access gate and views over the church.



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## High Street, Highworth Swindon

- Beautifully Presented Grade II Listed Cottage
- Three Bedrooms
- Re-fitted Kitchen/diner
- Tanked Basement Ideal For Man Cave/Play Room
- Spanish Style Garden Terrace

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

**£360,000**



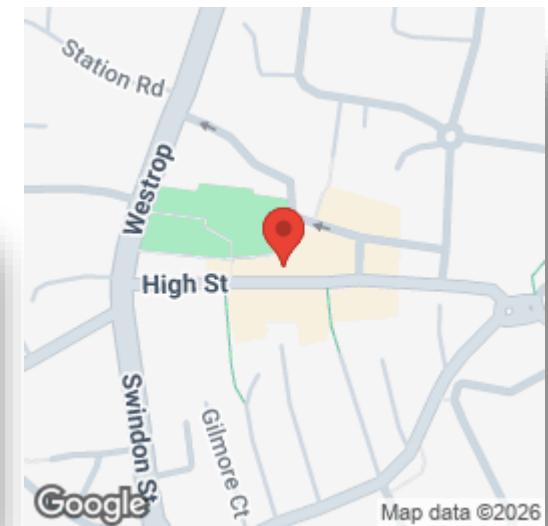
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Property Ref:  
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Please note the marker reflects the postcode not the actual property



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