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25 Orchard Close, Semington, BA14 6NN.

Asking price: £335,000

Deceptively spacious extended home with 4 bedrooms and garden studio in popular Semington.

The ground floor offers plentiful and flexible reception spaces, perfectly suited to the way modern families live today. At the front of the house, the living room with its fireplace provides a cosy retreat for evenings in, while the adjoining dining room and garden room flow together to create a light, sociable space ideal for entertaining, family gatherings, or simply keeping everyone connected throughout the day.

The kitchen/breakfast room overlooks the rear garden and forms the natural hub of the home—perfect for busy mornings, relaxed weekend brunches, or hosting friends. Leading off the kitchen is an additional reception room, formerly the garage, now a generously sized and highly versatile space. Whether used as a home office, playroom, snug or hobby room, it offers valuable flexibility for changing needs.

Upstairs, there are four bedrooms, including three comfortable doubles and a single room that works equally well as a child's bedroom, nursery or study. The principal bedroom enjoys a peaceful outlook over the rear garden, creating a calm and restful space to unwind. A family bathroom serves all

Outside, the rear garden provides a private and inviting setting for both relaxation and play. Mainly laid to lawn with established planting, it offers plenty of space for children, pets, or keen gardeners. Two patio seating areas—accessed from the kitchen and garden room—are ideal for al fresco dining, summer barbecues, or a quiet morning coffee.

A standout feature is the garden studio/workshop with electric, offering a fantastic opportunity for home working, creative pursuits, or a dedicated space to relax away from the main house.

- Semi-detached village home
- Kitchen breakfast room, 17'11 x 10'
- Four bedrooms & family bathroom
- Enclosed rear garden with studio
- Four reception areas
- Driveway parking for two cars **EPC - D**





*Ample reception spaces &
Kitchen breakfast room*

*Four bedrooms &
Family bathroom*

*Enclosed garden with studio.
Driveway parking*

