



High Mead, Swindon, SN4 8LW

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PROPERTY SALES & LETTINGS

- Three Bedroom Link Detached
- Downstairs Cloakroom
- Kitchen & Additional Breakfast Area
- Bedroom One With Shower Cubicle
- Next To Green Space & Play Park

- Garage Conversion & Conservatory
- Living Room
- First Floor Shower Room
- Corner Position

# 18 High Mead Swindon, SN4 8LW

**£355,000**

Situated on the ever-popular Woodshaw development in Royal Wootton Bassett, this well-adapted three-bedroom home enjoys a tucked-away position at the end of a cul-de-sac, siding onto a permanent green with an adjoining play park, creating a particularly pleasant outlook and setting.

The property has been thoughtfully altered to enhance its living space, with the former garage converted to form the main kitchen and a conservatory added to the rear of the living room. The accommodation begins with an entrance hallway featuring stairs rising to the first-floor landing and a useful ground floor cloakroom. The dual-aspect living room is a generous and inviting space, flowing through to the conservatory which overlooks the garden and green beyond. The original kitchen now serves as a practical breakfast and utility room, while the converted

garage provides a well-proportioned kitchen, ideal for modern family living.

To the first floor, the landing leads to three bedrooms and a family shower room. Bedroom one benefits from the added convenience of its own shower cubicle, complementing the main shower room and adding flexibility for family or guest use.

Occupying a corner plot, the property enjoys low-maintenance side and rear gardens, along with driveway parking to the front. Further benefits include uPVC double glazing and gas radiator central heating. This is a well-located home offering adaptable accommodation, ideal for those seeking a pleasant outlook and a popular residential setting.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire Council

Tax Band D For year 2025/26 = £2553.34  
For information on tax banding and rates, please call Wiltshire Council

## Tenure

Freehold

Gas - Mains

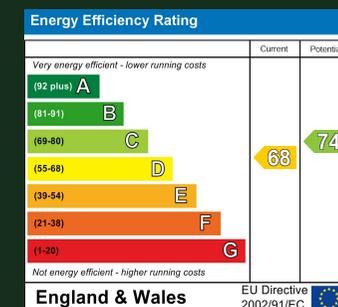
Electric - Mains

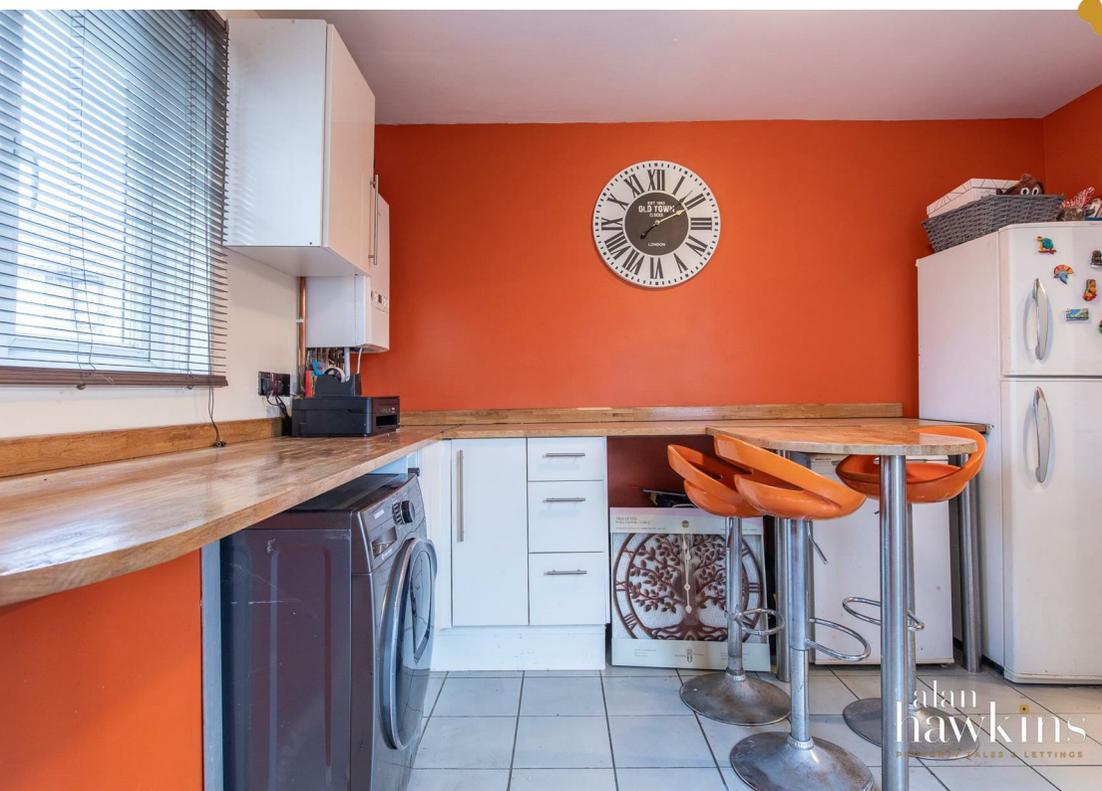
Water - Mains

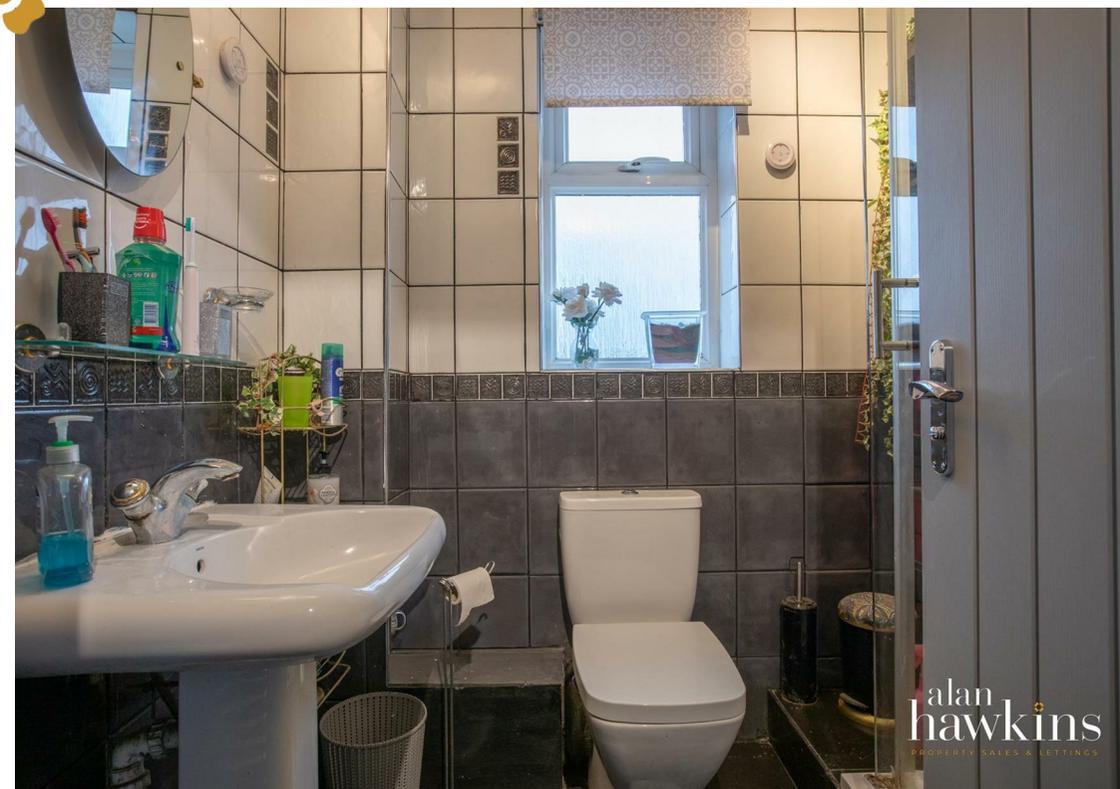
Drainage - Mains

Internet - Up to 1600\* Mbps Full Fibre download speed available

## Energy Efficiency Rating (England & Wales)



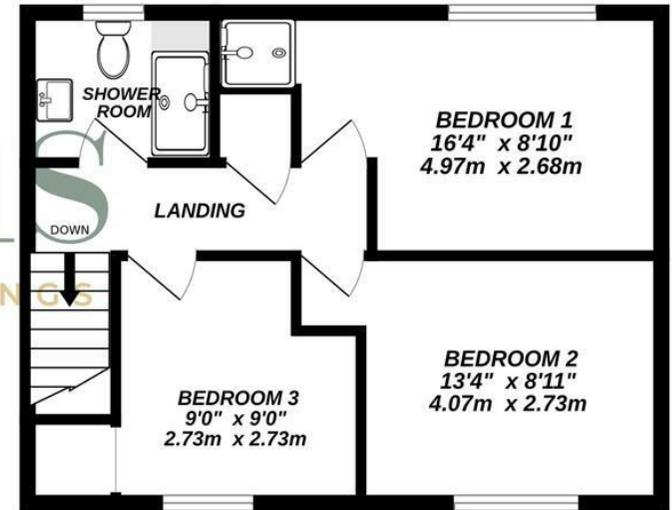








**1ST FLOOR**  
411 sq.ft. (38.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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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## Alan Hawkins

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

