



Brookfield, Highworth, Swindon, SN6 7HY

£675,000  
(Subject to Contract)

*Hanley's*

# Brookfield Highworth SN6 7HY

An impressive four bedroom detached property situated in a sought after cul-de-sac location with far reaching views from the rear garden. Close to local amenities including doctors surgery and schools, the spacious accommodation is extremely well presented throughout and comprises: Entrance hall, cloakroom, large living room with fitted gas fire (remotely controlled) open to the sun room with double doors opening onto the rear garden, separate dining room, beautifully fitted kitchen/breakfast room with built-in appliances, utility room with door to the rear garden and double garage. To the first floor: landing with airing cupboard, family bathroom, master bedroom suite with dressing room with an extensive range of fitted wardrobes and storage cupboards and a large en-suite shower room, the second bedroom has one wall taken to fitted wardrobes/storage and an en-suite shower room and there are two further bedrooms, one with free standing wardrobes. Further benefits include gas radiator central heating, 'HIVE' system, double glazing, underfloor heating to the kitchen and main en-suite. Outside to the front is a block paved driveway providing parking for several vehicles with attractive shrubs inset. The double garage has an electrically operated door, power, light and a personal door leads through to the utility room. Gated access to the side leads you to the large established rear garden which has been landscaped with lawn, stocked borders, large patio area, pond and decking areas with a garden room and also far reaching views towards the Cotswolds. To the bottom of the garden there is rear vehicular access through double gates leading to a hardstanding area which offers the potential for further parking. The property is offered for sale with no onward chain.

Tenure: Freehold. EPC: D68. Council tax band: F



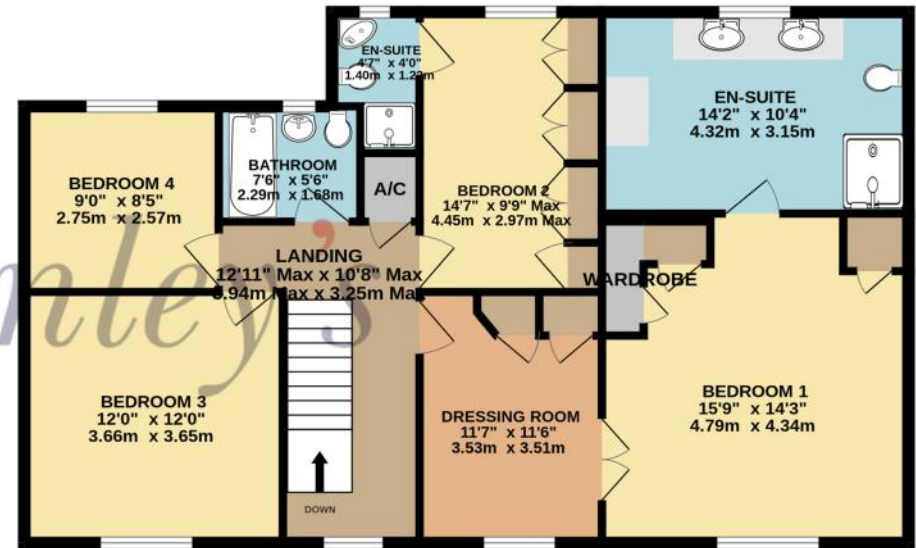
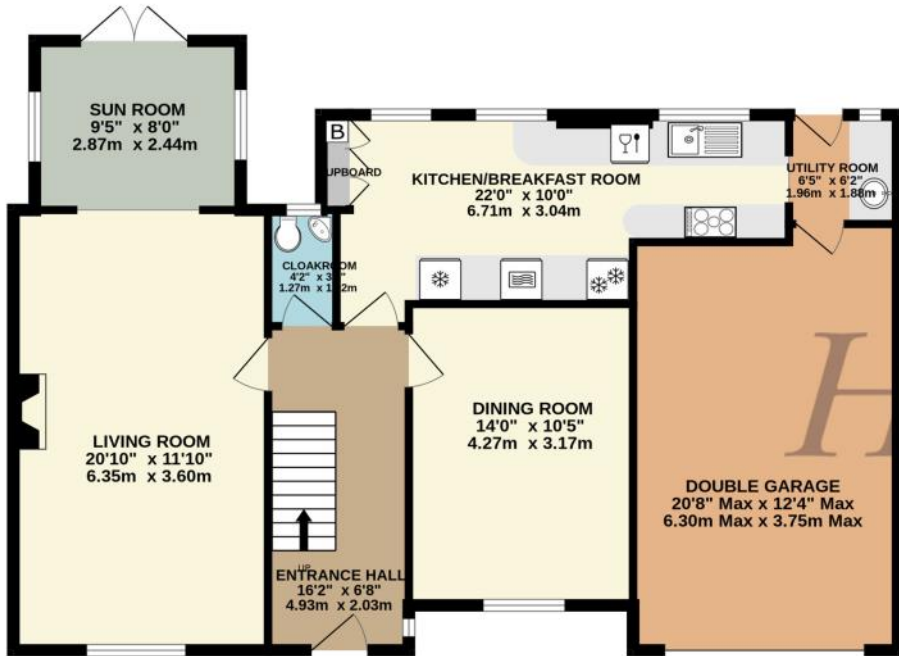






GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.

1ST FLOOR  
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 1998 sq.ft. (185.6 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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