



Sheep Street, Highworth, Wiltshire SN6 7AA

£1,400,000  
(Subject to Contract)

*Hanley's*

An impressive six bedroom period property which has been thoughtfully updated by the current owners and offers spacious accommodation over three floors. Set within walled gardens close to the High Street and Market Place, this stunning home retains its charm from the remaining period features and it's sympathetic renovation. The versatile accommodation comprises: Entrance hall, living room with stone fireplace, woodburning stove and doors opening on to the conservatory, dining room with working stone fireplace, exposed beams, elegant display cabinets fitted in to the alcoves and double doors which lead to the family room/snug with woodburning stove and doors which open to the garden, cloakroom and store/office, kitchen/breakfast room with vaulted ceiling, a range of wall and base units, central island with storage, integrated appliances, range cooker, stone work surfaces and doors which open to both the courtyard garden and utility room with cloakroom, door and steps down to the gym and access to the garage. To the first floor is a family bathroom with bath and separate walk-in shower cubicle with 'rainfall' shower and four spacious bedrooms; one with walk-in wardrobes and en-suite shower room. To the second floor are two double bedrooms, both with wardrobes and en-suite bathrooms with exposed beams. Further benefits include original exposed floorboards, gas radiator central heating, sash windows; some with original shutters, elegant high ceilings and charming period staircase. Outside, the beautiful landscaped gardens are stocked and well maintained and are designed to blend into the surroundings with areas predominantly laid to lawn with mature borders and charming stone paved courtyards. A detached garage with power and light with c.22' games room/further reception room above with exposed wooden beams, exposed stone walls and floorboards sits adjacent to the gated driveway with ample parking for several vehicles.

Highworth is an attractive market town built around the beautiful 13th Century church with a selection of independent shops, restaurants, pubs, doctors, dentist, schools and weekly market. Excellent road access is afforded by the A419 to Cirencester and the M4 Junction 15. Swindon station c.6 miles away with direct train to London Paddington within an hour.

Tenure:: Freehold. EPC: E 53. Council Tax Band: G.



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.











# Sheep Street, SN6

Approximate Area = 4323 sq ft / 401.6 sq m

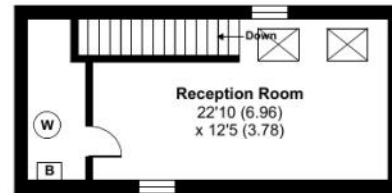
Limited Use Area(s) = 120 sq ft / 11.1 sq m

Garage = 254 sq ft / 23.6 sq m

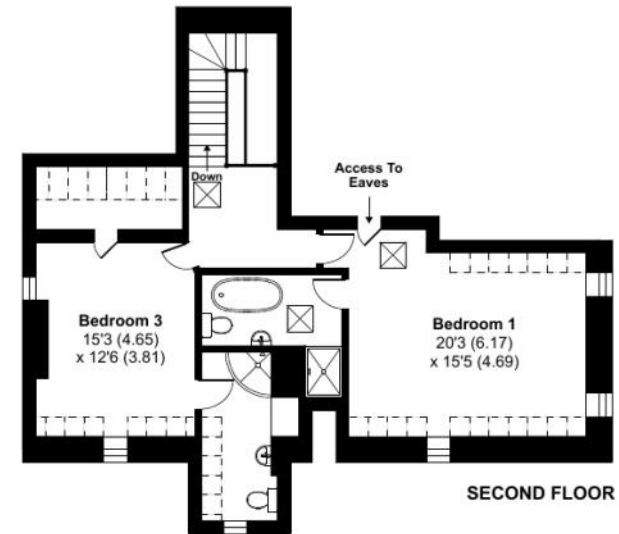
Total = 4697 sq ft / 436.3 sq m

For identification only - Not to scale

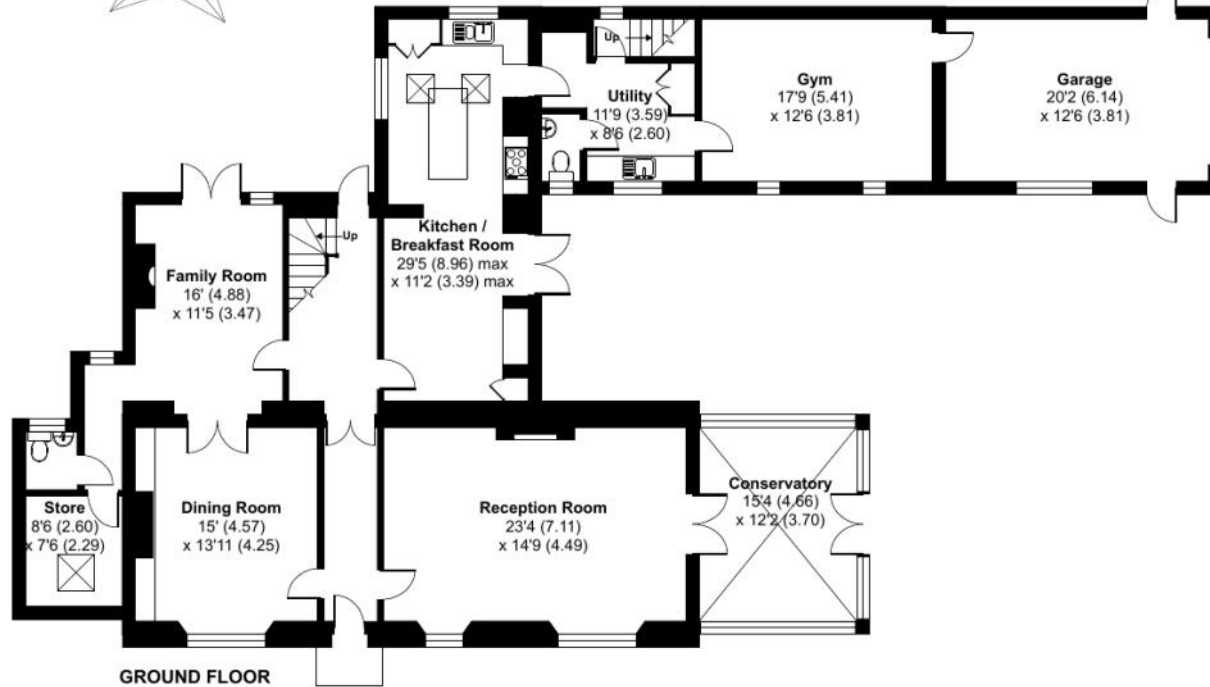
Denotes restricted head height



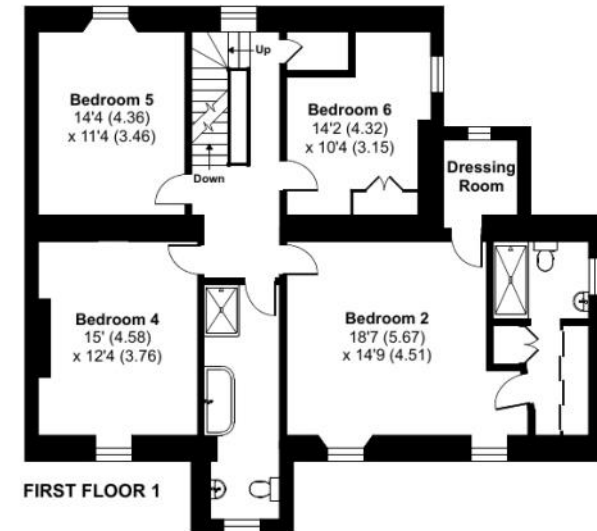
FIRST FLOOR 2



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hanleys Estate Agents. REF: 1153967

