



Biddel Springs, Highworth, SN6 7BH

£450,000  
(Subject to Contract)

*Hanley's*



An attractive three bedroom detached house situated in an elevated position with far reaching rural views to the front. Originally built as a four bedroom property, which has now been converted to a spacious three bedroom home with accommodation comprising: entrance hall, living room with fireplace and woodburning stove, double doors to the attractively fitted kitchen/breakfast room with integrated double oven, water softener, dishwasher and Range style cooker, conservatory/dining room with doors to the garden. To the first floor: landing, bedroom one with an extensive range of fitted wardrobes and en-suite shower room, two further double bedrooms with French doors opening onto the rear garden from bedroom three and a family bathroom with shower-bath. Outside to the rear is a landscaped terraced garden with patio area, steps leading up to an area laid to lawn and garden shed, further steps leading to a decked area with pergola, power points, hot tub and beautiful far reaching views towards the village of Coleshill. Water has been laid to three levels of the garden. To the front the garden has been landscaped with lawn, flower beds and a selection of small trees including cherry tree. Access to the rear garden is provided on both sides; one being gated. The driveway provides parking for several vehicles leading to a double garage with power and light. The property benefits from gas fired radiator central heating, with newly fitted boiler and double glazing and is offered for sale with **NO ONWARD CHAIN**.



**2 Bathrooms**



**3 Bedrooms**



**2 Receptions**

**EPC: D 67**

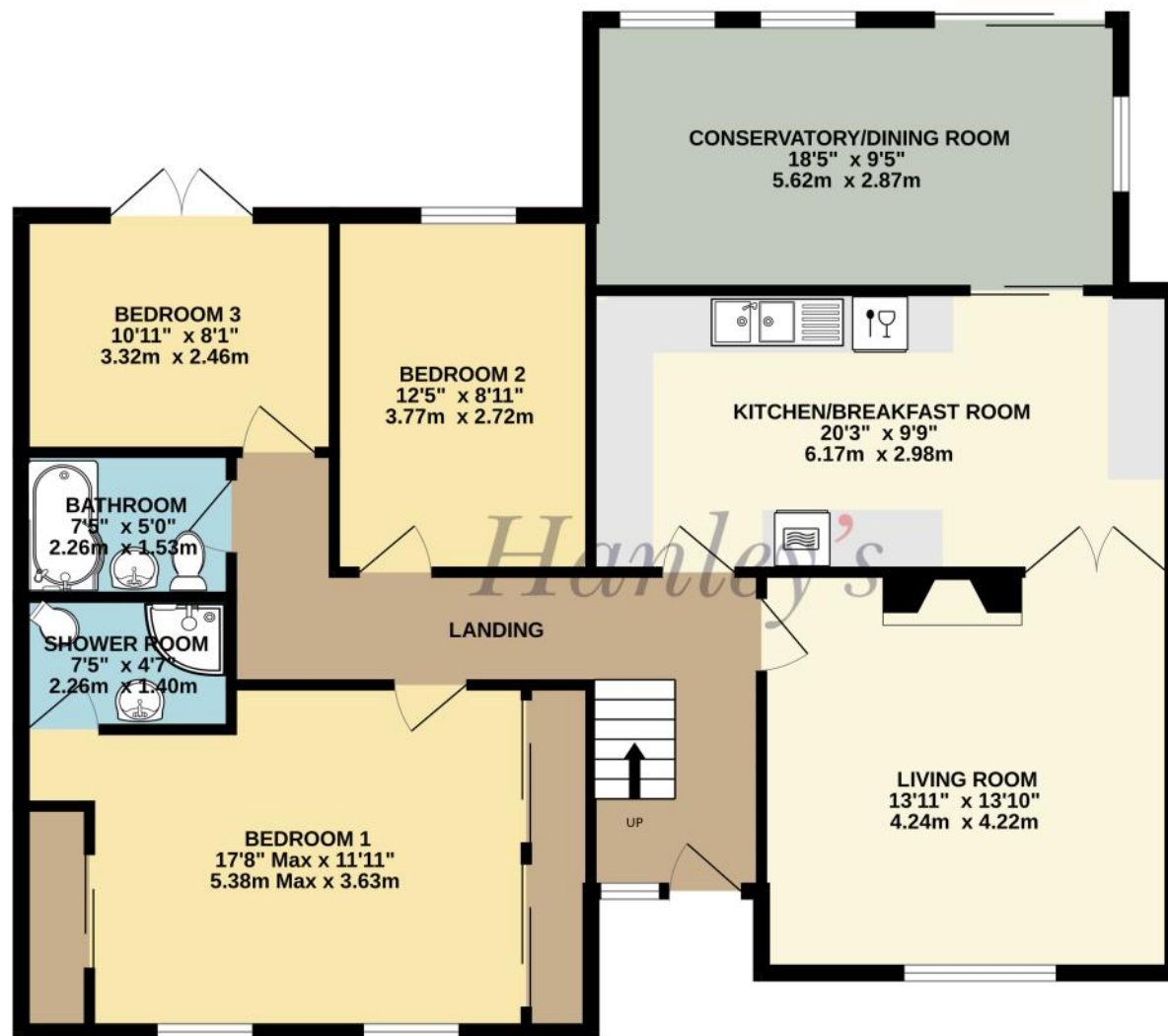
**Council Tax Band: E**

**Tenure: Freehold**



**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.





TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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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