



Wrde Hill, Highworth, Swindon, SN6 7BX

£595,000
(Subject to Contract)

Hanley's

Wrde Hill Highworth SN6 7BX

Nestled in a highly desirable cul-de-sac, this individually designed detached home boasts breathtaking rural views to the rear. Having recently undergone an extensive refurbishment to an exceptional standard, the property now offers stylish and thoughtfully designed accommodation throughout. The ground floor features an inviting entrance hall with an attractive Oak staircase, downstairs cloakroom and a spacious living room with access through to the newly fitted kitchen with integrated appliances, dual aspect dining room allowing the stunning countryside views and French doors lead to the patio area, modern shower room and two double bedrooms complete this level. On the first floor, an impressive living area (27'1" max x 21'11" max) (8.26m max x 6.68m max) provides an expansive and picturesque setting, offering sweeping rural views. There is ample eaves storage cupboards; with one housing the gas fired boiler. This area offers the potential for additional bedrooms (subject to the necessary planning/building regulations). Externally, a block-paved driveway and gravelled area at the front provides ample parking for several vehicles, leading to the attached single garage with power, light and door to the rear garden. There is also an external power point and electric vehicle charging point. At the rear, the garden has been landscaped with paved patio area with steps down to an attractive landscaped garden featuring a shaped lawn, flower and shrub borders and wooden panel fencing. A gated rear access opens to the old golf course. Further benefits include newly installed gas fired radiator central heating system including plumbing pipework and renewed electric wiring with new RCD unit and solid wood internal doors; most have been widened to accommodate wheelchair access.

Tenure: Freehold EPC: C74 Council tax band: E



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GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.

LIVING AREA
590 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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