



St. Julians Close, South Marston, Wiltshire, SN3 4AH

£585,000
(Subject to Contract)

Hanley's

St. Julians Close South Marston SN3 4AH

An impressive and attractive four bedroom detached property situated in the sought after village of South Marston. The stylish and beautifully presented accommodation comprises: To the ground floor: Entrance hall with storage cupboard, study, cloakroom, living room with wood burning stove and French doors opening into the conservatory, dining room, fitted kitchen with integrated fridge/freezer, oven, hob with extractor fan over, microwave and dishwasher and a separate utility room with door to the rear garden. To the first floor is a spacious and light landing with airing cupboard, a family bathroom with panelled bath and shower mixer, four bedrooms; master bedroom with en-suite shower room and three further bedrooms which all have fitted wardrobes. Further benefits include gas radiator central heating and double glazing. Outside to the front is a gravelled driveway with parking for several vehicles with a selection of flowers, tree and shrub borders which leads to the double garage with electric garage doors, power, light and access to a loft area via a drop-down loft ladder. Gated access leads from the driveway to the well tended and attractive landscaped rear garden which is laid to lawn with well stocked borders and decking area. The rear garden also backs onto the community nature reserve, St Julians Woodland.

South Marston is conveniently located on the Wiltshire/Oxfordshire border with excellent road links to Oxford via the A420, M4 junction 15 c.5 miles away and Swindon Station c.4 miles away with direct train to London Paddington within an hour.

Tenure: Freehold. EPC: C 70 Council tax band: F









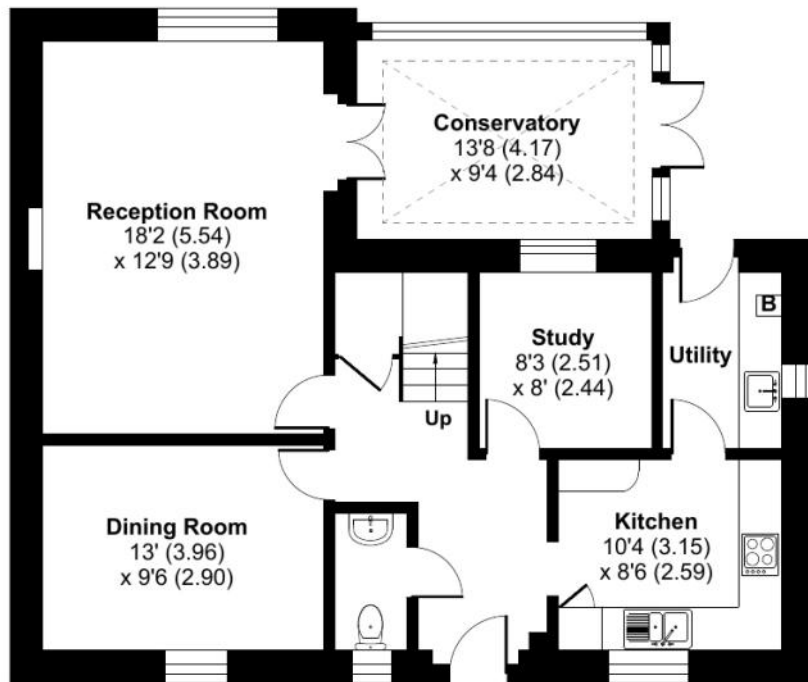
St. Julians Close, South Marston, Swindon, SN3



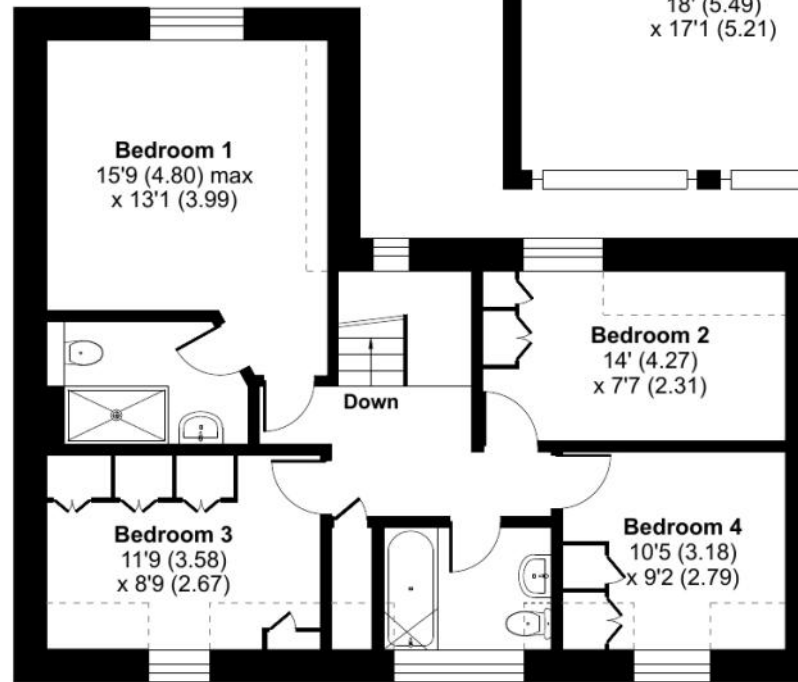
Denotes restricted head height

Approximate Area = 1556 sq ft / 144.5 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Garage = 306 sq ft / 28.4 sq m
Total = 1934 sq ft / 179.5 sq m

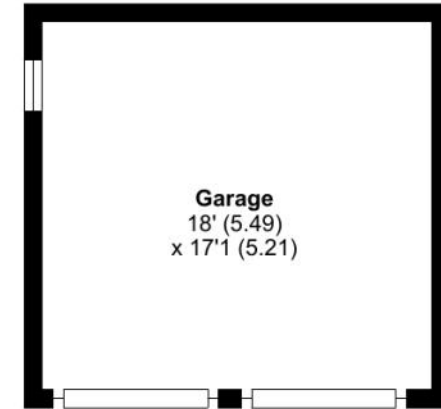
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hanleys Estate Agents. REF: 1107810

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.





Hanley's Estate Agents
25 High Street, Highworth, SN6 7AG
Tel: 01793 762005 mail@hanleys.co.uk

