





A substantial and extensively refurbished 4 bedroom detached house with large gardens, link detached double garage and off-street parking. The property is edge of village, with views towards mature woodland and the Coombe beyond. No onward chain!

9 Lidenbrook is approached through a brick pillared entrance (with hooks in place for gates to be installed if required) onto a tarmac parking area in front of the double garage. The garage has an electric up and over door. The house is set back from the road, with a good size main lawn garden to the front and larger gardens to the rear.

Access to the house is through a newly installed bespoke solid Oak door with double glass panels to either side creating a light and airy entrance hall. The good sized entrance hall has a solid Bamboo floor and provides access to all of the ground floor and also the staircase and first floor. Immediately to the right is the utility room with solid Bamboo work top above high gloss units below. This provides space for a washing machine and a water softener. Beyond the utility room is the WC/dockroom.

To the left of the hall is a good size office/study.

To the South side of the house is the kitchen/breakfast room with treble bi-folding doors leading out to a terrace and looking over the rear garden.

The kitchen has granite work surfaces throughout, ample kitchen units, island unit. There are two Neff fan ovens with a ceramic 5 ring hob over and a Smeg extractor unit over the hob. There is a single door leading from the kitchen to the external passage/walkway between the garage and main house. The eating area is at the Southernly end of the kitchen with room for a good size table.

Adjacent to the kitchen is the dining room. This has double doors leading out to the garden. There is also a set of double sliding 'pocket doors' between the dining and the sitting room. The sitting room has a multi-fuel stove. There are circa 3 metre sliding doors leading to the side garden and also extra width windows.



The first floor has 4 double bedrooms. The master bedroom has a bank of fitted cupboards the entire width of the room it also has a generous wet room and WC with under floor heating. The family bathroom has a separate shower, bath and WC. The landing in keeping with the rest of the house is light and airy and could lend itself to be used as a work/study area if required.

As a general note the current owners have made many improvements throughout the house including the installation of large doors and windows in many of the rooms. The house is notably light looks out onto all areas of the gardens surrounding it.

The largest area of the garden is the rear garden. This is laid mainly to lawn with mature trees to the South Easterly extremity.

The garden has a lovely private and edge of village feel, with grassland and a Coombe beyond.

Liddington is considered to be a premium location as it sits on the edge of the Ridgeway and Marlborough Downs which both provide almost unrivalled riding, cycling and walking opportunities over an Area of Outstanding Natural Beauty, whilst also being located just moments from the Great Western Hospital, A419, A420 and Junction 15 of the M4 meaning the house sits in an exceptional location for commuting and communications.

There are a good choice of nurseries, primary and secondary schools surrounding the property, both state and private.

Swindon Railway station is just 5.5 miles, alternatively Hungerford and Didcot are also used regularly by people in the area. All 3 stations are on the mainline to London Paddington, Bath, Chippenham, Pewsey etc. and the West Country.

Liddington sits between the popular market towns of Marlborough, circa 7 miles and Cirencester, circa 19 miles.

Swindon centre circa 5 miles.

Services – Mains gas, electricity, sewage and water.

Gas central heating.

DISCLAIMER

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accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract. Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

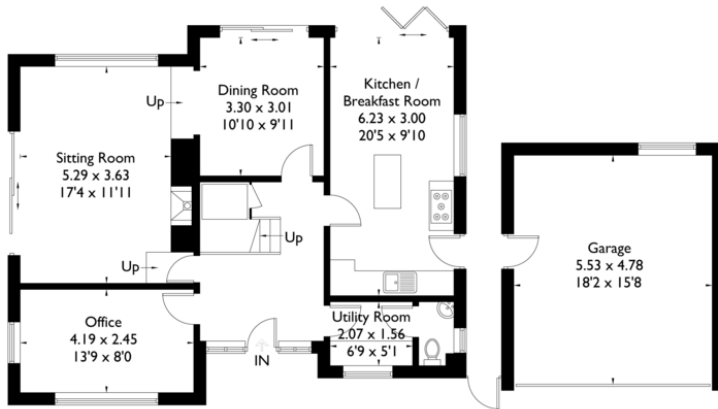
Viewing strictly through sole agents Kidson-Trigg

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9 Lidenbrook, Liddington, Swindon, SN4 0HL

Approximate Gross Internal Area = 160.7 sq m / 1730 sq ft (Excluding Void)
Garage = 26.8 sq m / 288 sq ft
Total = 187.5 sq m / 2018 sq ft



Ground Floor



First Floor



Substantial detached 4 bedroom house

Extensively improved

Link detached double garage

Large gardens

Edge of village setting

Mature trees and Coombe beyond the rear garden

Large master en-suite

Excellent commuter location

Good primary and secondary schools in the immediate area

Gardens benefit from sun from am to pm

Gas central heating

FLOORPLANZ © 2018 0203 9056099 Ref: 203078

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.