







A substantial 4 bedroom detached house with large gardens, link detached double garage and off-street parking. The property is in a quiet cul-de-sac in a village location, with views towards mature woodland and the Coombe beyond. No onward chain!

9 Lidenbrook is set back from the road, with a good size mainly lawn garden to the front and larger gardens to the rear. Access to the house is through a bespoke locally made 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 the staircase and first floor. The utility room has a solid Bamboo work top above high gloss units below which provides space for a washing machine and a water softener. Beyond the utility room is the WC/boiler room.

To the left of the hall is a good size family room/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 Southern 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.

The first floor has 4 double bedrooms. The master bedroom has a bank of fitted cupboards the entire width of the room and it also has a generous wet room and WC. 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.

The house is notably light and looks out onto all areas of the gardens surrounding it, the largest area at the rear faces to the South East.

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, Bristol, Reading 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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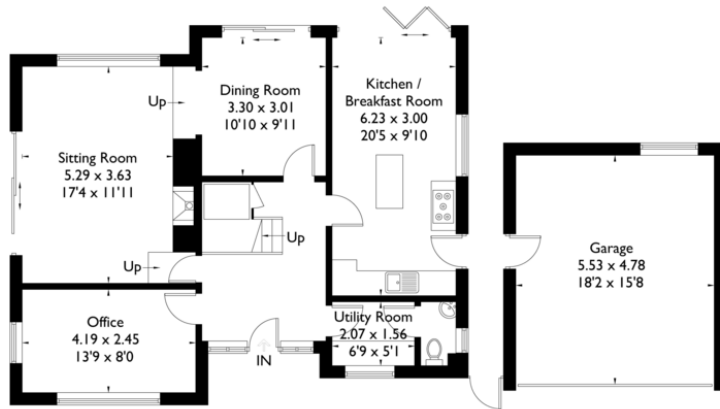
**Viewing strictly through sole agents Kidson-Trigg**  
**01793 781937**





## 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

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.



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