Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

# THE CREST, LECHLADE ROAD, HIGHWORTH, SWINDON, SN6 7HG

£340,000

A very appealing 3 bedroom detached house within walking distance of the market place in Highworth. Ample off street parking, good sized rear garden. Of particular note is the style and finish of the property and the Victoria features.

The Crest is approached via a graveled drive offering ample off street parking. The front door leads into an archetypal and stylish Victoria front hall, to the left is a spacious sitting room which features an attractive bay window and open fireplace and room for a family sized dining table. There are a set of double doors which lead into a light and airy, well appointed kitchen/diner with natural stone floors and under floor heating. The kitchen has ample fitted units and a large range cooker with 5 gas hobs with an extractor hood over. there is space for an American style fridge/freezer, tumble dryer, washing machine and dishwasher. There is also a breakfast bar with space for 5 chairs. The downstairs WC is accessed off the front hall.

The first floor has 2 double bedrooms, a single bedroom and a good sized family bathroom with shower over. The master bedroom has 2 sets of double fitted cupboards.

The rear garden can be accessed through either the French doors leading from the kitchen/diner or there is rear vehicular access. There is a terraced area immediately adjacent to the kitchen/diner. The rest of the garden is laid to grass, raised beds and borders.

Highworth is a bustling market town which caters for all of your day to day needs including a good choice of pubs, restaurants and tea rooms. There is a doctors surgery and dentist, a well renowned deli and traditional butchers, hairdressers to name a few and a weekly Saturday market. The sports centre has great facilities and there are many thriving sports clubs based in the town.

Highworth is considered to be a very well located with Lechlade (the Cotswolds) just 5 miles away, yet close to excellent commuter links such as the A419, A420 and Junction 15 of the M4 just a short drive.
Swindon Station (London Paddington Circa 55 minutes) 7 miles, Cirencester 17 miles, Oxford 26 miles

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their 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**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.