





A substantial almost 3,000 sqft, well appointed, 6 bedroom detached house set in a premium location. Of particular note is the extensive area of well-manicured and maintained public open space accessed immediately adjacent from the rear garden. The property also benefits from ample off street parking and far reaching rural views. There are extensive sporting (tennis, swimming, football, golf) and leisure facilities just a short walk, with the market town centre lying just beyond. Also of note are the generous room dimensions throughout the house, particularly to the 6 double bedrooms.

The front door leads immediately in to the front hall, immediately to the left is what is currently the dining room and beyond this is the study/office. To the right of the front hall is the snug which has a wood burning stove. Straight ahead and through a set of glazed double doors is the "Sun room" which has full width bi-folding doors leading out on to the rear terrace and garden. The Sun room also has a contemporary wood burning stove. The kitchen diner is also accessed from the front hall and has room for a large family size kitchen table, has ample fitted kitchen units and space from a fridge freezer, dishwasher and a large electric range cooker with hobs over. Adjacent to the kitchen is the utility room which has fitted units and space for a washing machine, there is also a sink and built in water softening unit. The ground floor WC is adjacent to the form hall. The first floor has 5 generous double bedrooms, all with space for good sized wardrobes or chest of drawers. There is a good sized family bathroom which has a bath with shower over the bath. The master bedroom has a Juliet Balcony and has far reaching views over the rear garden and toward the Downs and Ridgeway in the distance. It also has an en-suite shower room.

The second floor comprises of a 6th bedroom and a shower



room opposite. This is a lengthy room and would lend itself for a number of other uses.

Outside, the rear garden can either be accessed either down the side of the house or from the gate at the rear of the property and has been extensively, professionally landscaped and now comprises a koi pond, graveled and terraced areas and planted to ornamental/trees/fruit trees.

Beyond the main garden is a secondary area, which comprises of a composting areas, raised beds and a greenhouse.

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 doctor's 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 Cotswold's) 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 Kidson-Trigg
01793 781937



24 Wrde Hill, Highworth, Swindon, SN6 7BX

Approximate Gross Internal Area = 274 sq m / 2949 sq ft



- 6 Bedrooms
- 2949 sqft Detached House
- Ample off street parking
- Premium Location
- Far reaching rural views
- Direct gated access to mown public open space
- Tennis/swimming/football clubs moments away via rear garden
- Town Centre also a short walk via open space/footpath
- Convenient location for both commuting and amenity
- Nursery/Primary/Secondary schools in Highworth

FLOORPLANZ © 2018 0203 9056099 Ref: 217407

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.