





A detached 3 bedroom house, off street parking and secure rear garden in a sought after village location. The front door leads into a hallway, immediately to your left is the kitchen with ample fitted units and space for a washing machine, fridge and freezer. The dual aspect sitting room leads into a dining area with French doors to the garden. Upstairs there are 2 double bedrooms and a single bedroom/study and a family bathroom with shower over. To the rear of the house is a secure garden which is laid mainly to lawn. There is also side access to the garden. The property is within easy walking distance of Wanborough Primary School, rated Good, and Wanborough also offers a range of amenities including Doctors surgery, several excellent pubs and sports facilities. There are a good choice of nurseries, primary and secondary schools surrounding the property. The Owl in the Tree is a very popular forest pre-school based in the adjacent village of Liddington, just over 1 mile away. Wanborough is considered an exceptionally convenient location, whilst set at the foot of the Downs and on the edge of an Area of Outstanding Natural Beauty, with almost unrivaled walking, cycling and riding it is still only 5 mins drive (2.5 miles) from Great Western Hospital and Junction 15 of the M4. There is a



regular bus route to Swindon where there are great transport links. Swindon Station is 5.5 miles drive with mainline to London Paddington approx. 55 mins. alternatively Hungerford Train Station (14 miles) and Didcot Train Station (37 miles) 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. The popular market town of Marlborough is approx. 10 miles away with a unique selection of high street and boutique shops, bars and cafes and eateries.

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
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3 bedroom detached house

Sought after village

Off-road parking

Single Garage

Secure garden

Walking distance to primary school

Pubs, doctors surgery, sport club, parks in village

Junction 15 and Great Western Hospital 2.5 miles

Edge of Ridgeway and AONB