



**Scorhill Lane, East Wichel, Swindon**  
**Offers Over £335,000**

A Detached, Stylishly Presented & Very Spacious Family Home Boasting 3 Double Bedrooms, Sought After

All Viewings To Commence From Monday 30th May - Viewing Is Strictly By Appointment Only! \* Please register your details online or by email to view this wonderful family home! Thank you!

\* PROPERTY VIDEO TOUR - Now Available To Download & View Online !  
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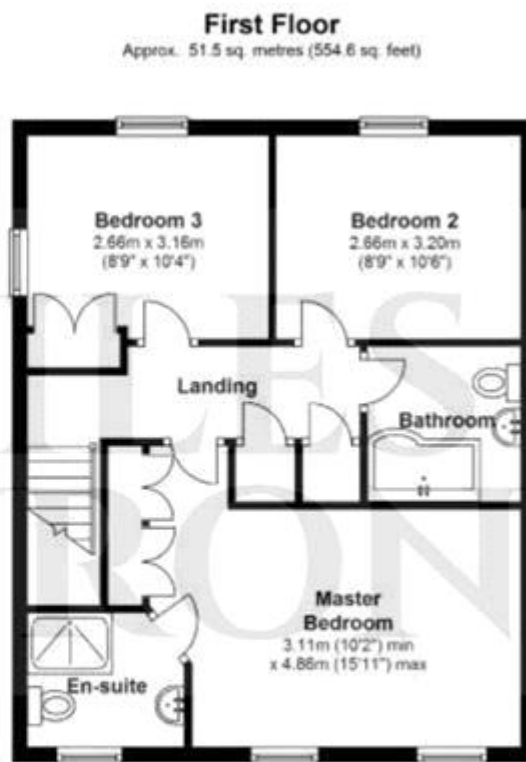
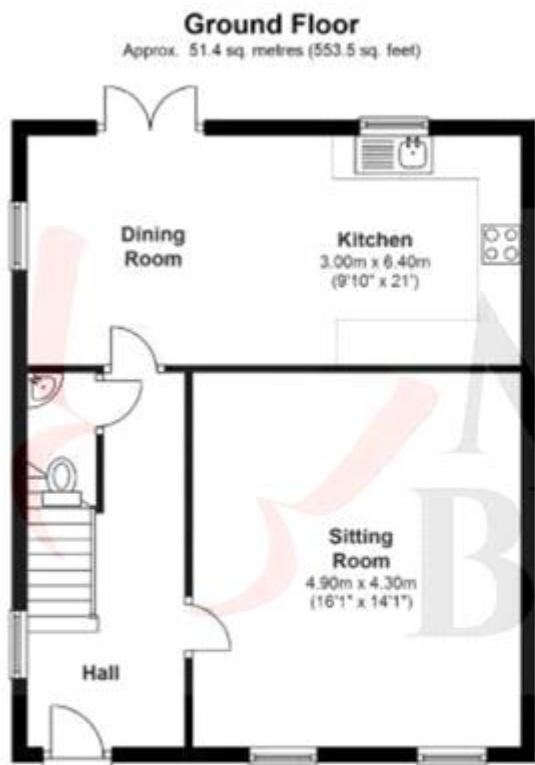
The stylishly presented and deceptively spacious accommodation briefly comprises: A Large Entrance Hall, Cloakroom/W.C., A Spacious Living Room, A Large, Light & Airy 'Open Plan' Dual Aspect Kitchen/Dining Room With Double Doors Leading To & Overlooking A Fully Enclosed & Sunny Rear Garden Which In Turn Provides A High Degree Of Privacy. To The First Floor There Are 3 DOUBLE BEDROOMS, A Spacious Family Sized Bathroom & En-Suite Shower Room To The Master Bedroom. The Master Bedroom Is Impressive In Size & Benefits From Being The Full Width/Size Of The Property. In Addition There Are Fitted Wardrobes, Delightful & Enjoyable Far Reaching Countryside Views Over Wichelstowe Ponds, Nature Reserve & Wildlife. In Addition, There Is A Driveway To The Rear Aspect Of The Property Which Provides Off Street Parking For C.2 Vehicles With Double Gated Access Plus A Larger Than Average In Size Single Garage. In Our Professional Opinion, This Wonderful Property Needs To Be Viewed To Be Fully Appreciated.

Tenure: Freehold

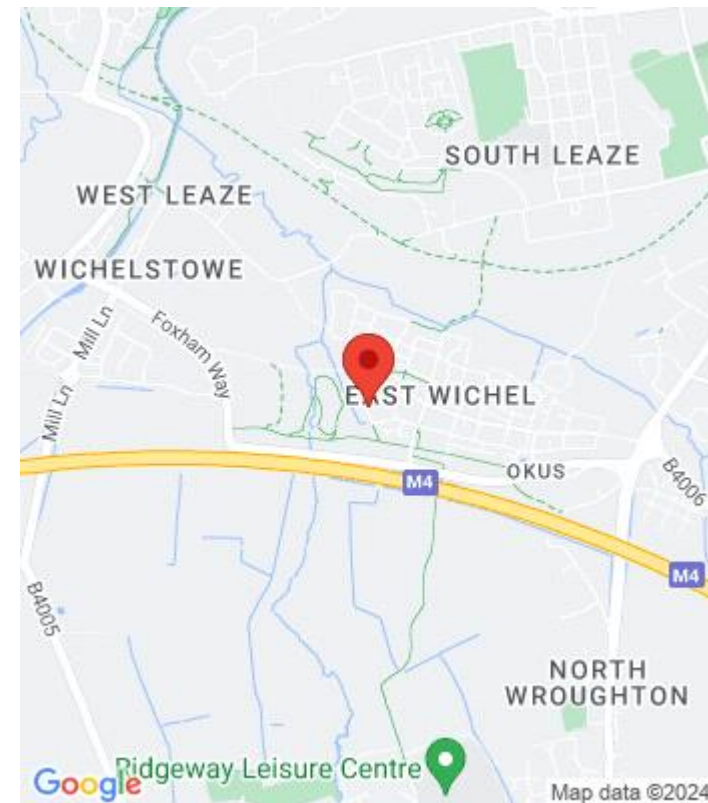
Location, Driveway & Garage, Far Reaching Countryside views, 'Open Plan' Kitchen/Dining Room & A Large Living Room. | Freehold **SOLD**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Total area: approx. 102.9 sq. metres (1108.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
		80	90

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.