



**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 !  
\*

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.

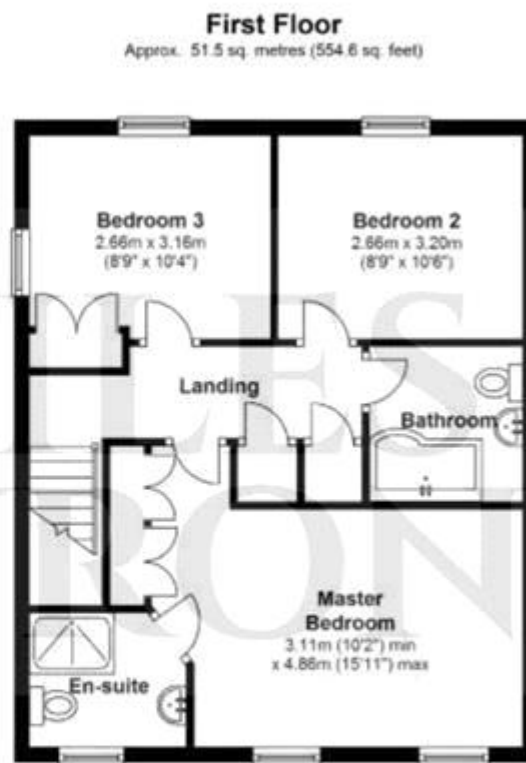
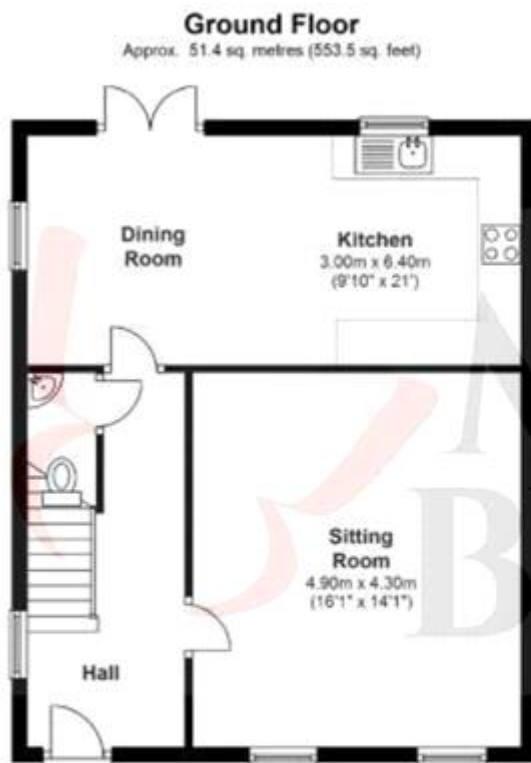
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

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

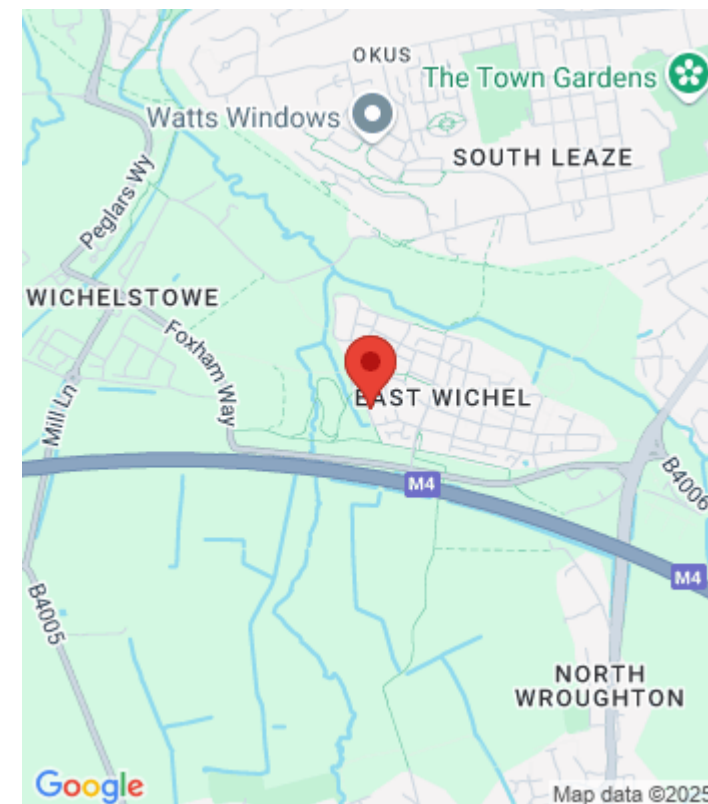




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.