



**Wroughton, Swindon**  
**£550,000**

A Well Presented & Very Spacious Detached Family Home Positioned On A Corner Plot In Wroughton |



MILES BYRON are delighted to offer 'For Sale' this very spacious and extremely well presented detached family home located within the sought after village of Wroughton. Positioned on a generous size corner plot and tucked away within a quiet cul-de-sac position.

The family sized accommodation briefly comprises: A fully enclosed entrance porch, entrance hallway, cloakroom/W.C., study/family room, a dual aspect living room, separate dining room, an 'open plan' kitchen/dining room and separate utility room. Externally the property benefits from having a professionally landscaped and fully enclosed rear garden which boasts a south facing aspect, a double width block paved driveway and a double garage.

This delightful property is conveniently located within close proximity to local amenities within the village such as a large co-op convenience store, a variety of public houses as well as the canal. The perfect place to go for a stroll, run or dog walk. In addition the property is also located close by to large companies such as Nationwide, Intel and the Marriott Hotel & Leisure Club in Old Town. The Old Town area of Swindon also provides a wide range of independent, local businesses and is a pleasure to visit. Both the Wroughton and Old Town areas offer a fantastic community spirit as well as providing regular public transport links, a great selection of local primary and secondary schools and a short commute to Junction 15 of the M4 Motorway and the Great Western Hospital.

To fully appreciate this outstanding property, we would highly recommend you arrange an appointment to view as soon as possible.

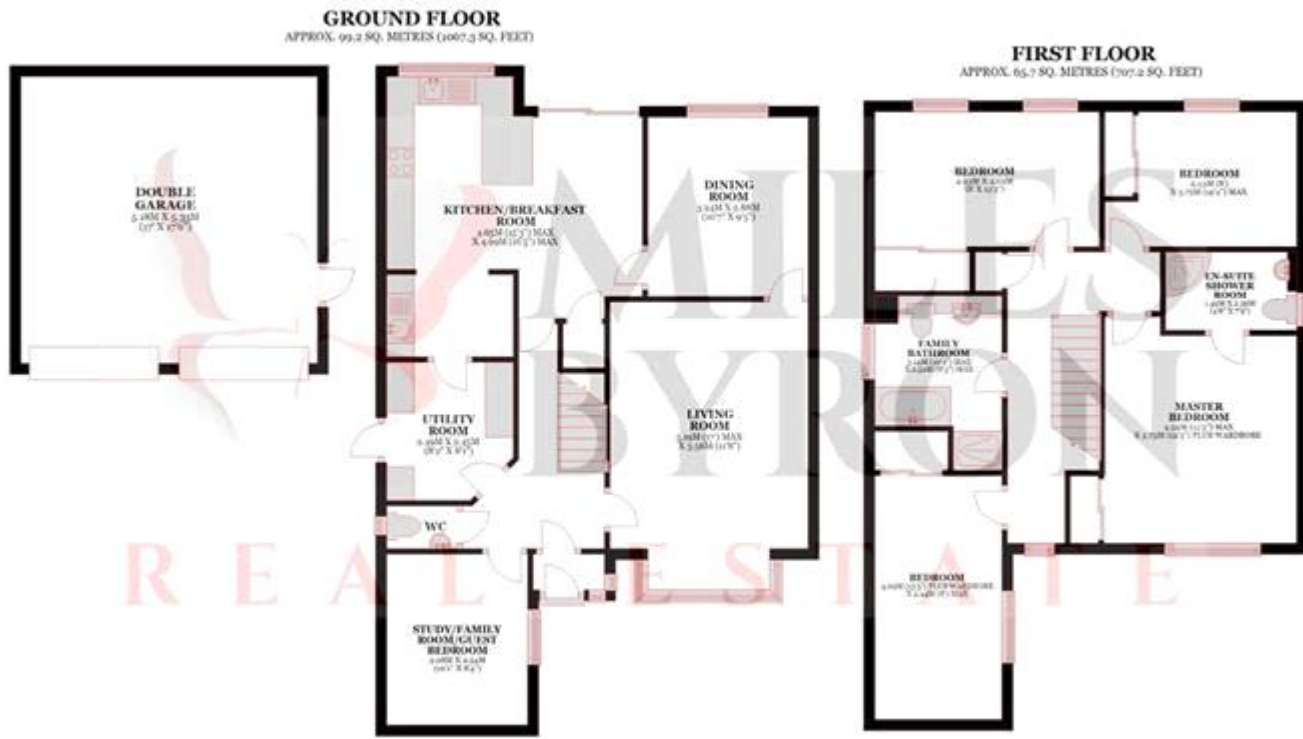
Tenure: Freehold

Parking options: Off Street  
Garden details: Private Garden



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. 164.9 SQ. METRES (1774.6 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanIt.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(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.



Viewing by appointment only  
**MILES BYRON Real Estate**  
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD  
 Tel: 01793 200 160 Email: [richard@milesbyron.com](mailto:richard@milesbyron.com) Website: [www.milesbyron.com](http://www.milesbyron.com)