



**Vanbrugh Gate, Broome Manor, Old Town, Swindon**  
**Offers Over £750,000**

Extended Family Home Located With A Sought After Old Town Location. Boasting Five Bedrooms, Two En

Apologies, We Are Now Fully Booked For Our Upcoming Property Launch Event Weekend - Saturday & Sunday - 5th & 6th March 2022. However, please contact our Swindon, Old Town Office to register your details for any cancellations we may receive in the meantime! Thank you!

PROPERTY VIDEO TOUR - NOW AVAILABLE TO VIEW ONLINE!

MILES BYRON are delighted to offer For Sale this outstanding, EXTENDED and stylishly presented, detached, family home located on a generous sized plot within the very sought after location of Vanbrugh Gate, Broome Manor. Located on the fringes of Old Town, Swindon. This amazing property is within a short walk to the Broome Manor Golf Complex and a short commute to amenities in Old Town, The Great Western Hospital, the A419, A420 & Junction 15 of the M4 Motorway. The Overall Living Accommodation Measures Approximately 2300 Square Feet/216 Square Meters Plus The Double Garage (Total Size Incl. Garage C.2700 Square Feet/258 Square Meters). The Living Accommodation Briefly Comprises: Reception Hallway, Cloakroom/W.C., A Spacious Dual Aspect Living Room, A Separate Family Room, Study, Dining Room, An Impressive and very spacious 'open plan' kitchen/breakfast room and a very large conservatory/garden room. The Property Also Benefits From A Large Kitchen/Breakfast Room & A Separate Utility Room. In Addition, The Property Also Has A Double Garage Which Can Be Accessed By A Personal Door Leading From The Utility Room. To The First Floor There Are FIVE BEDROOMS, A MODERN EN-SUITE SHOWER ROOM TO THE SECOND BEDROOM AND A SPACIOUS EN-SUITE BATHROOM TO THE MASTER BEDROOM/SUITE. Externally The Property Has A Secluded And Fully

**-Suites, Double Garage, Four Separate Reception Rooms, A Large, Modern Kitchen/Breakfast Room & A Beautiful Family Sized Conservatory | Leasehold **SOLD****

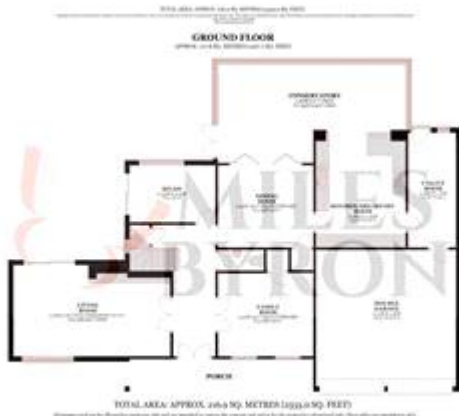
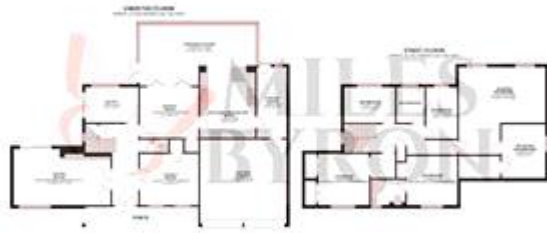
Enclosed Rear Garden Which In Turn Offers A High Degree Of Privacy. Backing Onto Open Green Space. To The Front Aspect The Property Enjoys A Further Gardens & A Large Driveway Providing Parking For Numerous Vehicles. Viewing Is Highly Recommended By The Sellers Sole Agents MILES BYRON.

N.B. The Length Of The Lease On This Property Was Originally 999 Years From The Date It Was Built (Approximately The Mid 1970's). The Ground Rent & Maintenance Charges Combined Are C.£220.00 (Payable Per Annum). (This Payment Is Towards Maintaining The Large Well Tended Grounds That Surround This Delightful Property Located Within This Beautiful Setting.

Tenure: Leasehold (999 years)



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.



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>	64	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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  
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