



**New Road, Chiseldon, Swindon**  
**Guide Price £375,000**

Extended, Renovated To A High Standard, Two Large Reception Rooms, c.25 x 14' kitchen/family room,



Apologies, We Are Now Fully Booked  
For Our Upcoming Property Launch  
Event Days - Wednesday 23rd & Friday  
25th 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' with NO ONWARD CHAIN!  
this outstanding family home which  
provides spacious & stunning living  
accommodation throughout which  
measures c.1400 square feet/130  
square meters. Attributes to this  
beautiful property include: a large,  
landscaped and fully enclosed, south  
facing rear garden which in turn, backs  
onto 'open green/farmland'. In addition  
there is driveway parking for c. two  
vehicles. The property provides very  
spacious family sized accommodation  
which briefly includes: Entrance porch,  
a large and impressive entrance hall,  
living room with ornate open fire with  
tiled surround and stone hearth as  
well as bespoke storage which has  
been fitted. In addition there is a  
second reception room which would  
make a perfect snug and/or study. One  
of the 'WOW' factors to this incredible  
home is the large, light and airy 'Open  
Plan' with ceiling lanterns,  
kitchen/breakfast/family room which  
measures a very generous c.25' x 14'.  
Therefore making the perfect space for  
entertaining and/or special occasions.  
To the first floor there continues to me  
a very spacious feel. The large family  
sized bathroom includes a 4-piece  
heritage style suite comprising a 'roll  
top' bath and a double in width shower.  
The property also has 3 large double  
bedrooms (two of which have bespoke  
wardrobes fitted). To the second floor  
you will find a very spacious and  
impressive master bedroom/suite  
which leads into a modern and very

large south facing rear garden, driveway parking. NO ONWARD CHAIN! | Freenoid **SOLD**

stylish en-suite shower room.

This wonderful home is conveniently located close by to amenities as well as some very favorable public houses/restaurants, superb commuting links/access to the Great Western Hospital, Junction 15 of the M4 Motorway, local reputable schools and Marlborough (c.7 miles). Both Old Town and Swindon Centre as well as the railway station can also be located within c.4 miles away which makes the village of Chiseldon the perfect place to live.

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.



| 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 |                         |           |
| <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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