



**Okus Road, Old Town, Swindon**  
**Guide Price £650,000**

5/6 Bedrooms, 3 Reception Rooms, Two En-Suite's + Large Family Bathroom + Two W.C.'s, c.2000

A stunning versatile split level family home based a short walk from the centre of Old Town and the Town gardens. The property is situated on elevated ground and has exceptional views across Swindon. This imposing property offers spacious bright accommodation offering versatile living, for the modern family. Key features of this exceptional Old Town Property include-

Versatile living space with 5/6 bedrooms

Home office/bedroom 6

Large modern open plan living, kitchen, dining area with underfloor heating

Gas central heating throughout the property.

Stunning views

Large modern decking area (composite) offering a large degree of privacy for alfresco dining and outdoor living.

Mature garden mainly laid to lawn with a number vegetable beds. A mature cherry tree with a yearly crop of beautiful sweet cherries.

Parking for 5 cars including a garage

Undercroft storage area- STPC could add extra space for annex/home gym

Master bedroom with Juliet balcony, en-suite, walk in wardrobe, plus a large modern built in wardrobe with plenty of storage. Beautiful Karndean flooring

Two en-suite bedrooms

Spacious family bathroom with separate shower

Laundry room with plenty of storage.

square ft of split level living accommodation, ample driveway parking, garage, impressive far reaching views to the rear, impressive open plan kitchen/living area | Freehold **SOLD**

The property also falls within the catchments for the nearby Lethbridge Primary School, and popular Commonweal School & Six Form College.

Tenure: Freehold

Parking options: Off Street

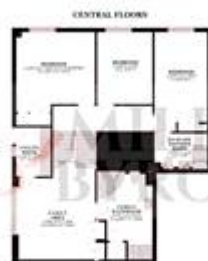
Garden details: Private Garden



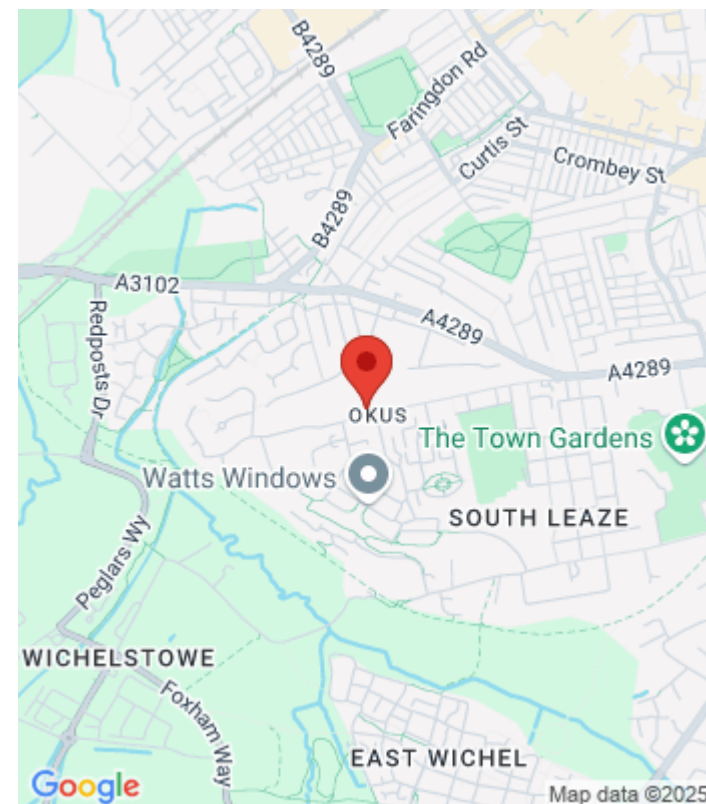


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.





Scale 1:500



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>	78	84
(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.