



Skylark, Broad Blunsdon, Swindon
Offers Over £450,000

A DETACHED family home located within a small & exclusive development of Broad Blunsdon (adjacent to

*** THE PROPERTY OWNERS HAVE NOW FOUND A PROPERTY THEY WISH TO PURCHASE *** Skylark Meadow: Hatherop - Build By: Newland Homes in 2021. MILES BYRON are delighted to offer For Sale this rare opportunity to purchase this deceptively spacious, DETACHED family home located within a small & exclusive development of Broad Blunsdon (adjacent to Blunsdon House Hotel). The stylishly presented living accommodation includes: 4 generous size bedrooms, en-suite shower room to the master bedroom + family bathroom. To the ground floor there is an 'Open Plan' kitchen/dining room with integrated appliances and double doors opening into a fully enclosed and good size rear garden boasting a Westerly facing aspect. In addition there is a separate utility area, cloakroom/W.C. and living room. This wonderful property also offers the added peace of mind to any buyer with the remaining C.8 years remaining on the N.H.B.C. warranty.

Sustainable Living & Energy Saving: One of the unique selling points / attributes to this superb property includes: discreetly installed/integrated and fully owned Solar PV panels. Which in turn provides discounted electricity usage throughout the property from year to year. To the front aspect of the property there is driveway parking + an integral single garage. To fully appreciate this delightful home, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Situation: Located on the fringes of the Cotswolds, Blunsdon is an attractive and sought after Wiltshire village. Ideally situated for easy access to the A419, A417, A420, Junction 15 of the M4 Motorway, Gloucestershire and the M5 Motorway. The village itself includes a church, reputable primary

Blunsdon House Hotel). The stylishly presented living accommodation includes: 4 generous size bedrooms & a Westerly facing rear garden | Freehold **SOLD STC**

and secondary schools can also be found within close proximity. Blunsdon House Hotel is also on the door step, which includes leisure facilities such as an indoor, heated swimming pool, a 9-hole golf course, a beauty salon and gymnasium. The small market town of Highworth can also be located approximately 3 miles away and includes a more extensive range of shops and local amenities such as independent coffee shops/cafes, a delicatessen, a butchers and a variety of public houses. Both Cirencester, Cricklade and Swindon are also within close proximity which have a more comprehensive selection of shopping facilities as well as reputable private schooling.

Tenure: Freehold



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.

