



**Greens Lane, Wroughton**  
**Guide Price £600,000**

5 GOOD SIZE BEDROOMS A LARGE SOUTH FACING, WELL TENDED & PRIVATE REAR GARDEN. A

NEXT AVAILABLE VIEWING DATE:  
FRIDAY - 15TH SEPTEMBER 2023 \*\*\*

Peaceful & Desirable Village Living -  
C.1700 SQ FT / 157 SQ METERS OF  
DECEPTIVELY SPACIOUS LIVING  
ACCOMMODATION WHICH CAN BE  
FOUND SITUATED OVER THREE  
FLOORS BOASTING: 5 GOOD SIZE  
BEDROOMS, EN-SUITE SHOWER  
ROOM TO ONE OF THE MAIN  
BEDROOMS. TO THE SECOND  
FLOOR BEDROOM THERE IS A WALK-  
IN CLOSET/WARDROBE (WITH  
PLUMBING IN PLACE TO CREATE A  
SECOND EN-SUITE IF REQUIRED), A  
LARGE SOUTH FACING, WELL  
TENDED & PRIVATE REAR GARDEN.

A Beautifully presented, DETACHED  
Cottage located along a semi rural  
lane in the sought after OLD  
QUARTER of Wroughton. This  
exceptional home has been  
sympathetically renovated to a high  
standard and benefits from lots of  
character & charm. To fully appreciate  
this outstanding family home, MILES  
BYRON would highly recommend  
confirming your appointment to view as  
soon as possible!

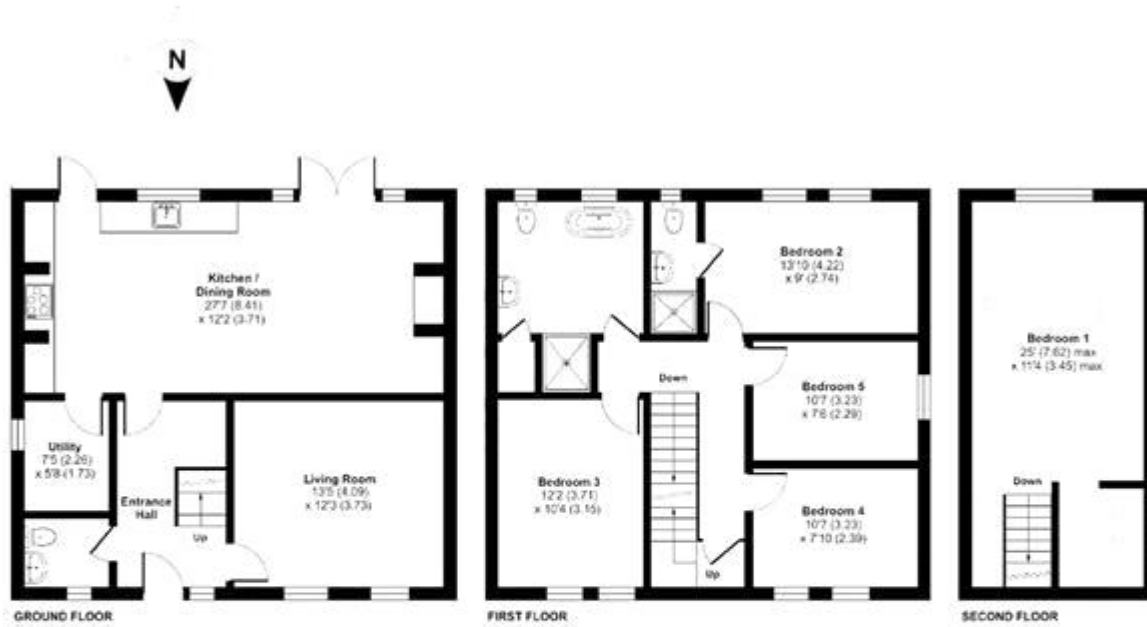
Tenure: Freehold

Beautifully presented, DETACHED Cottage located along a semi rural lane in the sought after OLD  
QUARTER of Wroughton. | 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.

Approximate Area = 1685 sq ft / 157 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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  
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