



Bushton, Nr. Royal Wootton Bassett
Offers Over £500,000

An Extensive Family Home Greatly Extended Converted Pub Generous Front & Rear Gardens Three

Reception rooms impressive Family Room Ground Floor Bedroom & Bathroom Mains Gas Combination
Boiler Mains Drainage Far reaching Views No Onward Chain | Freehold **SOLD**

*** CURRENT ENERGY RATING (C)
*** C.2200 SQ FT / 204 SQ METERS
OF VERSATILE LIVING SPACE ***
COUNTRY LIVING - RURAL SETTING
*** PRICED REALISTICALLY FOR A
KEEN SALE *** LARGE PLOT ***

Offered to the market with NO
ONWARD CHAIN! *** An exciting
opportunity to purchase this spacious,
unique and diverse extended family
home which we believe originally
dates back to C.1860. Pleasantly
located within a 5 minute drive to the
popular market town of Royal Wootton
Bassett.

This property offers a vast amount of
living accommodation to the ground
floor which incorporates a combination
of period and modern day features
though a number of reception rooms
which includes an impressive 25ft x
20ft entertaining family room.

The accommodation to the ground
floor comprises an entrance hall with
staircase to the first floor landing, 22ft
kitchen with separate utility room, a
stunning light & spacious dual aspect
family/entertaining room with beautiful
hand made Indian sand stone flooring
(added approximately 2 years ago),
dining room with bar and cosy reading
area, snug, office space and a ground
floor double guest bedroom with the
use of a beautiful ground floor
bath/shower room.

The stairs from the front entrance hall
lead up to a wonderful dressing room
with which in turn lead through to
another beautifully fitted shower room
and two double bedrooms which
include, double doors from the landing
which lead out to the extensive flat roof
(replaced May 2022) which could be
turned into a wonderful elevated
terrace area to enjoy the westerly
sunset & views beyond.

Surrounding this fabulous home are
generous front and rear garden which
incorporate a private gated driveway for
multiple vehicles to the front, garden

laid to lawn and pond with storage to the side. To the rear aspect there is a fully enclosed garden with a generous sized lawn area, patio seating area and a 10ft x 7ft plastic shed with metal frame.

Further benefits of this property include uPVC double glazing, mains gas combination boiler (replaced 2021) and mains drainage.

*** TO FULLY APPRECIATE THIS EXCEPTIONAL HOME, MILES BYRON WOULD HIGHLY RECOMMEND CONFIRMING AN APPOINTMENT TO VIEW AS SOON AS POSSIBLE!

Tenure: Freehold



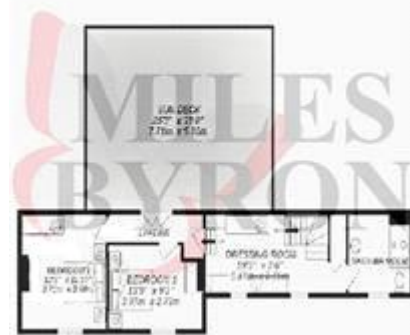
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



GROUND FLOOR
1742 sq. ft. (161.9 sq.m.) approx.



1ST FLOOR
531 sq. ft. (49.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	84
(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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