



College Green, Wanborough, Swindon
Guide Price £425,000

DETACHED family sized home located within the very sought after village of Wanborough. This

MILES BYRON are delighted to offer For Sale this very stylishly presented, DETACHED family sized home located within the very sought after village of Wanborough. This exceptional home has been EXTENDED and greatly improved by the current owners. The deceptively spacious accommodation briefly comprises: Entrance hall, cloakroom/W.C., an impressive and very spacious 'open plan' kitchen/breakfast/dining area plus living room - the perfect and very sociable space for entertaining. To the first floor there are 3 GENEROUS IN SIZE BEDROOMS and a modern bathroom. The main bedroom has triple aspect windows with views. The property is also conveniently located within easy reach to major road links such as J.15 of the M4 Motorway, the A419 and superb access to the Great Western Hospital and local reputable schools. You are also spoilt for choice when it comes to a wide selection of highly rated pubs / restaurants. In addition, the property is located on the very edge of a small & quiet cul-de-sac road which only consists of six properties in total. Directly opposite this delightful house, you will also find a woodland area which is perfect for exploring or simply walking the dog. Externally there are front and fully enclosed rear gardens, driveway parking and a single garage. To fully appreciate this wonderful property, MILES BYRON would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold

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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.



SECOND FLOOR APPROX. 104.83 SQ. METRES (1107 SQ. FEET)



GROUND FLOOR APPROX. 121.6 SQ. METRES (1308.3 SQ. FEET)

All measurements are for information purposes only and are intended to convey the concept and nature of the properties advertised only. These plans are intended to provide a general indication of the proposed layout only. All weights and dimensions are not intended to form part of any contract or warranty. This plan is not to scale.



FIRST FLOOR APPROX. 112.12 SQ. METRES (1203.3 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(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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