



**John Alder Close, Chiseldon**  
**Guide Price £545,000**

5 DOUBLE SIZED BEDROOMS, MAIN BEDROOM WITH A WALK THROUGH DRESSING ROOM AND

\*\*\* A DESIRABLE VILLAGE LOCATION  
\*\*\* 5 DOUBLE SIZED BEDROOMS  
WITH THE MAIN BEDROOM  
BOASTING A WALK THROUGH  
DRESSING ROOM AND AN EN-SUITE  
SHOWER ROOM \*\*\* AN ENVIABLE  
PLOT WHICH IS SITUATED TOWARDS  
THE HEAD OF A QUIET CUL-DE-SAC  
WITH BEAUTIFUL FAR REACHING  
VIEWS TO THE REAR ASPECT  
OVERLOOKING 'OPEN  
COUNTRYSIDE' \*\*\* THREE  
SPACIOUS AND STYLISHLY  
PRESENTED FLOORS OF  
IMPRESSIVE LIVING  
ACCOMMODATION \*\*\* AMPLE  
STORAGE WITH C.9 FITTED  
WARDROBES SITUATED  
THROUGHOUT THE PROPERTY \*\*\*  
DOUBLE WIDTH GARAGE WITH  
POWER AND LIGHTING AND WITH  
SCOPE FOR CONVERSION (S.T.P.P.)  
\*\*\* DOUBLE WIDTH DRIVEWAY  
PROVIDING OFF STREET PARKING  
FOR 4 - 5 VEHICLES \*\*\* A PRIVATE  
AND SOUTH FACING REAR GARDEN  
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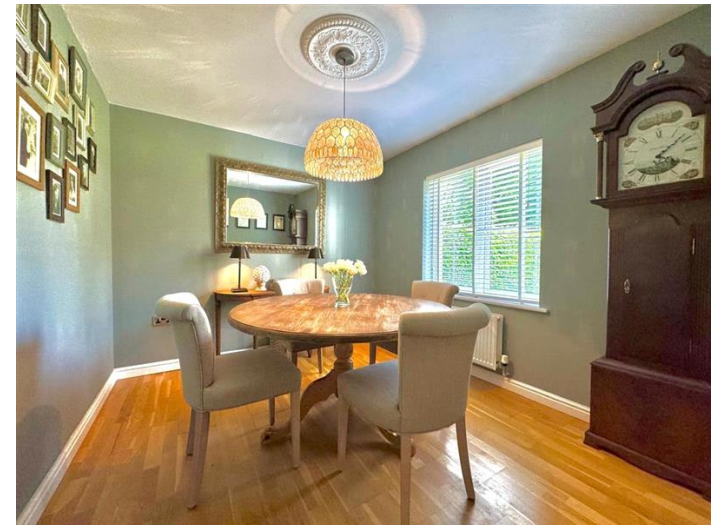
\*\*\* 'SHOW HOME' CONDITION &  
PRESENTATION \*\*\* MILES BYRON  
are delighted to offer 'For Sale' this  
exceptional, detached, family sized  
home which measures c.1700 square  
feet/160 square meters. Attributes to  
this beautiful property include: two  
spacious reception rooms including: a  
dual aspect living room, separate  
dining room, kitchen and separate  
utility room. To the first floor there are  
three double bedrooms with a walk  
through dressing area and en-suite to  
the main bedroom + a family  
bathroom. To the second floor there  
are two further double bedrooms and a  
separate shower room. The top floor  
space to this wonderful home would  
make the perfect space for a teenager  
son or daughter who is looking for their  
own personal and private space.

Conveniently located close by to  
amenities as well as some very

AN EN-SUITE SHOWER ROOM \*\*\* AN ENVIABLE PLOT WHICH IS SITUATED TOWARDS THE HEAD  
OF A QUIET CUL-DE-SAC WITH BEAUTIFUL FAR REACHING VIEWS TO THE REAR OVERLOOKING  
'OPEN COUNTRYSIDE. | Freehold **SOLD**

favorable public houses/restaurants, superb commuting links/access to the Great Western Hospital, Junction 15 of the M4 Motorway, local reputable schools and Marlborough (c.7.5 miles). Both Old Town and the delightful village of Wroughton can also be located within c.10 miles away which makes the village of Chiseldon the perfect place to live.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	80
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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