



Freeman Crescent, Wroughton
Guide Price £570,000

** AN ENVIABLE POSITION BOASTING FAR REACHING FRONT ASPECT VIEWS OVER THE OPEN

*** MOTIVATED SELLERS: THE PROPERTY OWNERS OF THIS PROPERTY HAVE NOW FOUND & SECURED A PROPERTY TO PURCHASE WHICH HAS THE ADDED BENEFIT OF BEING CHAIN FREE! ***

AN ENVIABLE POSITION BOASTING FAR REACHING FRONT ASPECT VIEWS OVER THE OPEN COUNTRYSIDE INCLUDING THE RIDGEWAY AS WELL AS THE LOCAL CHILDRENS PLAY PARK *** C.1600 FT / 145 SQ METERS OF SPACIOUS, LIVING ACCOMMODATION (PLUS DOUBLE GARAGE & CABIN/HOME OFFICE) WHICH CAN BE SITUATED OVER TWO FLOORS + A DETACHED, DOUBLE GARAGE + GARDEN OFFICE / CABIN WITH AIR CONDITIONING, POWER, LIGHTING AND BROADBAND CONNECTION - THE PERFECT SPACE TO WORK FROM HOME!

* A DETACHED & IMPRESSIVE FAMILY SIZED HOME LOCATED WITHIN THE SOUGHT AFTER VILLAGE OF WROUGHTON * CONVENIENTLY LOCATED WITHIN CLOSE PROXIMITY TO AMENITIES & REPUTABLE SCHOOLS *

ATTRIBUTES INCLUDE: NEWLY & PROFESSIONALLY FITTED AIR CONDITIONING WHICH CAN BE FOUND WITHIN EVERY BEDROOM TO THE FIRST FLOOR * 4 DOUBLE BEDROOMS, 2 EN-SUITES + FAMILY BATHROOM, TWO SEPARATE RECEPTION ROOMS INCLUDING LIVING ROOM + PLAY ROOM/ADDITIONAL HOME OFFICE, C.33' X 10' OPEN PLAN, KITCHEN/DINING/FAMILY AREA, SEPARATE UTILITY ROOM. EXTERNALLY THERE IS A PROFESSIONALLY LANDSCAPED AND FULLY ENCLOSED REAR GARDEN WITH A GATE PROVIDING SIDE ACCESS, DOUBLE WIDTH DRIVEWAY PROVIDING OFF STREET

COUNTRYSIDE INCLUDING THE RIDGEWAY AS WELL AS THE LOCAL CHILDRENS PLAY PARK ****
C.1600 FT OF SPACIOUS LIVING SPACE + A DETACHED, DOUBLE GARAGE + GARDEN OFFICE / CABIN | Freehold **SOLD**

PARKING FOR C.6 VEHICLES + A
DETACHED DOUBLE GARAGE WITH
POWER & LIGHTING.

Wroughton: Providing easy access to local amenities, as well as the very popular Old Town area. It is also close by to reputable schools, major road links such as Junction 15 of the M4 Motorway, the Great Western Hospital and large corporate businesses such as Nationwide Headquarters & Amazon. To fully appreciate this delightful home, we would highly recommend confirming your appointment to view as soon as possible!

Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



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.



TOTAL AREA: APPROX. 124.0 SQ. METRES (1340.0 SQ. FEET)



TOTAL AREA: APPROX. 146.8 SQ. METRES (1580.6 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			93
(81-91) B		85	
(69-80) C			
(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.