



Capesthorne Drive, Haydon Wick, Swindon
Offers Over £550,000

POSSIBLY ONE OF THE LARGEST PLOTS WITHIN THE DEVELOPMENT * LOCATED WITHIN ONE

*** APOLOGIES! WE ARE NOW AT FULL CAPACITY WITH VIEWINGS ON THIS AMAZING FAMILY HOME!

IF YOU WISH TO BE ADDED TO OUR CANCELLATION LIST, PLEASE KINDLY EMAIL US WITH YOUR CONTACT DETAILS. THANK YOU! ***

*** C.2000 SQ FT (INCLUDING THE DOUBLE GARAGE). ***

POSSIBLY ONE OF THE LARGEST PLOTS WITHIN THE DEVELOPMENT
*** LOCATED WITHIN ONE OF THE MOST DESIRABLE CUL-DE-SAC ROADS WITHIN THE AREA OF HAYDON WICK * A MUST VIEW FAMILY HOME * ORIGINALLY BUILT BY MESSRS: SWANHILL HOMES IN C.1998 * ATTRIBUTES INCLUDE: 5 DOUBLE BEDROOMS * 3 SEPARATE RECEPTION ROOMS *** TWO EN-SUITE'S (ONE BATHROOM & ONE SHOWER) + A FAMILY BATHROOM * A SUBSTANTIAL IN SIZE, FULLY ENCLOSED AND PRIVATE REAR GARDEN WITH THE ADDED BENEFIT OF COVERING ALL ORIENTATIONS, DOUBLE WIDTH DRIVEWAY + A LARGE DOUBLE GARAGE WITH POWER & LIGHTING * The well presented and very spacious living accommodation briefly comprises: Entrance hall, cloakroom/W.C., study/home office, family room, living room, kitchen/dining room & separate utility room.

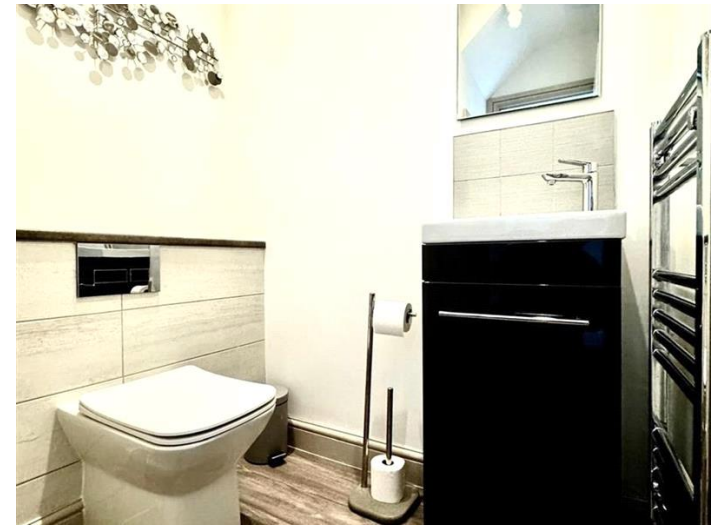
This amazing family sized home is conveniently located close by to amenities such as the Orbital Retail Park & Shopping Centre as well as being within a short walk/commute to local reputable schooling and in addition provides superb access to major road links such as the A419, A420, J.15 & J.16 of the M4 Motorway & the Great Western Hospital.

To fully appreciate this exceptional

OF THE MOST DESIRABLE CUL-DE-SAC ROADS WITHIN THE AREA OF HAYDON WICK * A MUST VIEW HOME * ATTRIBUTES INCLUDE: 5 DOUBLE BEDROOMS * 3 SEPARATE RECEPTION ROOMS * TWO EN-SUITE'S | Freehold **SOLD STC**

property, MILES BYRON would highly
recommended confirming an
appointment to VIEW AS SOON AS
POSSIBLE!

Tenure: Freehold

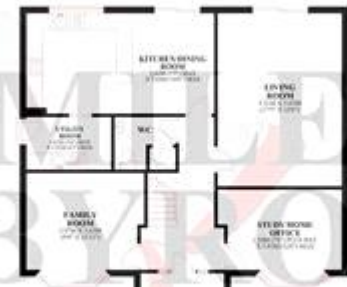


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



FLOOR AREA APPROX. 111.50 METRES (1174.50 FEET)

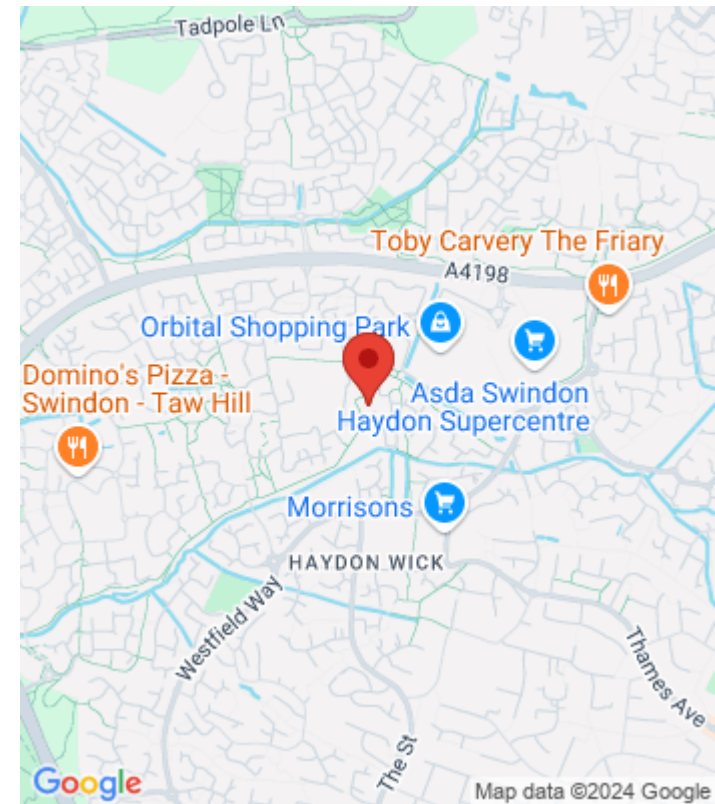
GROUND FLOOR APPROX. 74.50 METRES (777.50 FEET)



TOTAL AREA APPROX. 186.00 METRES (1951.00 FEET)

All dimensions are for finished ground levels and are intended to indicate the approximate area only. All measurements are taken from the centre of the wall. Measurements are for information only.

FIRST FLOOR APPROX. 172.50 METRES (1797.50 FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(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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