



CROFT ROAD, OLD TOWN, SWINDON

SOLD

£925,000 Freehold

SYMPATHETICALLY, LOVINGLY & GREATLY IMPROVED THROUGHOUT BY THE CURRENT HOMEOWNERS * FOUR SEPARATE FLOORS OF IMPRESSIVE, SPACIOUS & VERSATILE LIVING ACCOMMODATION * MANY PERIOD FEATURES CAN BE FOUND THROUGHOUT THE PROPERTY * THERE IS ALSO AN ADDITIONAL SELF CONTAINED ANNEX SPACE, DRIVEWAY + GARAGE.

*** POSSIBLY ONE OF THE LARGEST & FINEST VICTORIAN BUILT HOMES LOCATED WITHIN THE LOCAL AREA - 6 LARGE DOUBLE BEDROOMS *** 6 LARGE RECEPTION ROOMS *** A COMBINATION OF 5 W.C./BATHROOMS/SHOWER ROOMS *** SOUGHT AFTER OLD TOWN LOCATION *** SYMPATHETICALLY, LOVINGLY & GREATLY IMPROVED THROUGHOUT BY THE CURRENT HOMEOWNERS *** FOUR SEPARATE FLOORS OF IMPRESSIVE, SPACIOUS & VERSATILE LIVING ACCOMMODATION *** MANY PERIOD FEATURES CAN BEEN FOUND THROUGHOUT THE PROPERTY *** THERE IS ALSO AN ADDITIONAL SELF CONTAINED ANNEX WITH ITS VERY OWN KITCHEN/DINING/LIVING SPACE + A SHOWER / WET ROOM (THE PERFECT SPACE FOR A TEENAGER SON/DAUGHTER, ELDERLY PARENTS OR SIMPLY A LARGER FAMILY CHOOSING TO ALL LIVE TOGETHER). Originally built in the 1800's: This substantial character family home provides in excess of 3500sqft of living space, which retains many original period features and is presented to an extremely high standard throughout. The accommodation comprises: Entrance Vestibule, impressive central Hall with original tiled floor, Four principle Reception Rooms, with stunning Victorian Turret off the Sitting Room, a 19' fitted Kitchen/Breakfast Room with double doors opening into the Gardens. To the first floor, large landing with stained glass window, Four spacious Double Bedrooms again with the Victorian Turret off of Bedroom 2, a stunning four piece Family Bathroom with feature free standing roll top Bath and in addition to this there's a Wet Room and separate WC. To the top floor, there are a further Four Double Bedrooms some of which enjoy far reaching views and lovely modern Bathroom. Features include good sized private enclosed gardens with further gated driveway parking to rear for circa. 5 vehicles and detached Garage. To fully appreciate this exception home, MILES BYRON would highly recommend confirming your appointment to VIEW AS SOON AS POSSIBLE ***

Location: OLD TOWN - On the door step access to amenities, reputable primary & secondary schooling and the beautiful Town Gardens can also be found within a short walk. In addition there is superb access to major road links such as J.15 of the M4 Motorway & the Great Western Hospital.

Council Tax Band: G (Swindon Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

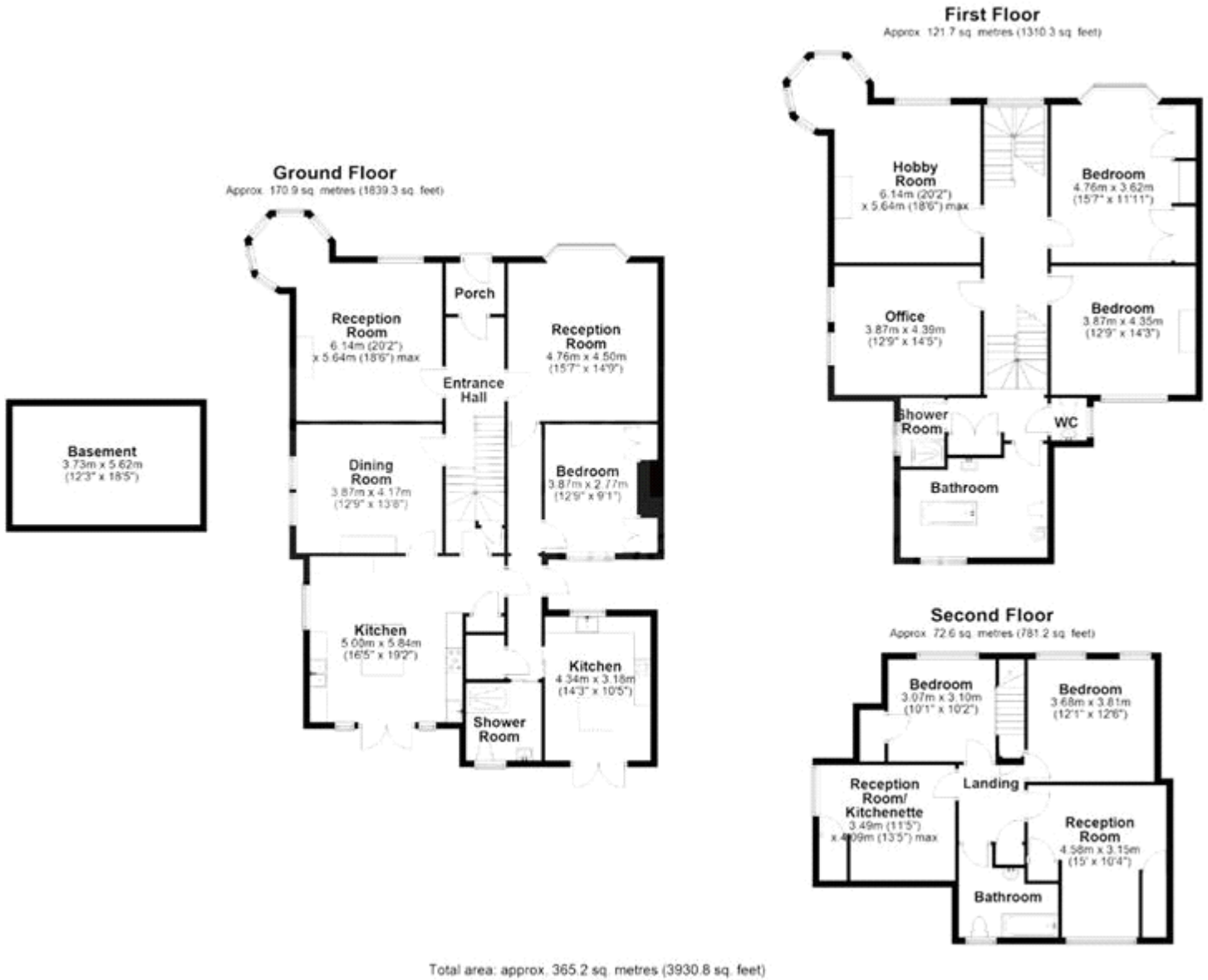
Water supply: Mains

Sewerage: Mains



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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			
England & Wales		69	80

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.



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/fitings 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.