



**Bath Road, Old Town, Swindon**  
**Guide Price £800,000**

NO ONWARD CHAIN \* 7 BEDROOMS \* 4 RECEPTION ROOMS \* C. 3000 SQ FT / 290 SQ METERS OF



WELCOME TO: AARON LODGE, BATH ROAD, OLD TOWN:

\*\*\* AN IMPRESSIVE, DETACHED & EXTENDED FAMILY HOME WHICH HAS BEEN STYLISHLY PRESENTED THROUGHOUT \*\*\*

\*\*\* IN EXCESS OF 3000 SQ FT / 290 SQ METERS OF VERSATILE LIVING ACCOMMODATION WHICH CAN FOUND SITUATED OVER THREE FLOORS \*\*\* LOCATED ALONG ONE OF OLD TOWN'S MOST SOUGHT AFTER ROADS WITH A SHORT WALK TO AMENITIES & THE BEAUTIFUL TOWN GARDENS CAN BE FOUND WITHIN A 'STONES THROW' \*\*\* OTHER ATTRIBUTES INCLUDE: DRIVEWAY PARKING TO THE FRONT AND AN ADDITIONAL DRIVEWAY PROVIDING AMPLE OFF STREET PARKING TO THE REAR FOR NUMEROUS VEHICLES. THERE ARE A TOTAL OF 7 BEDROOMS (WITH ACCESS TO A TOTAL OF 8 SHOWER/BATHROOMS) & 4 SEPARATE RECEPTION ROOMS.

TO FULLY APPRECIATE THIS EXCEPTIONAL PROPERTY, PLEASE CONTACT MILES BYRON TO ARRANGE YOUR APPOINTMENT TO VIEW AS SOON AS POSSIBLE!

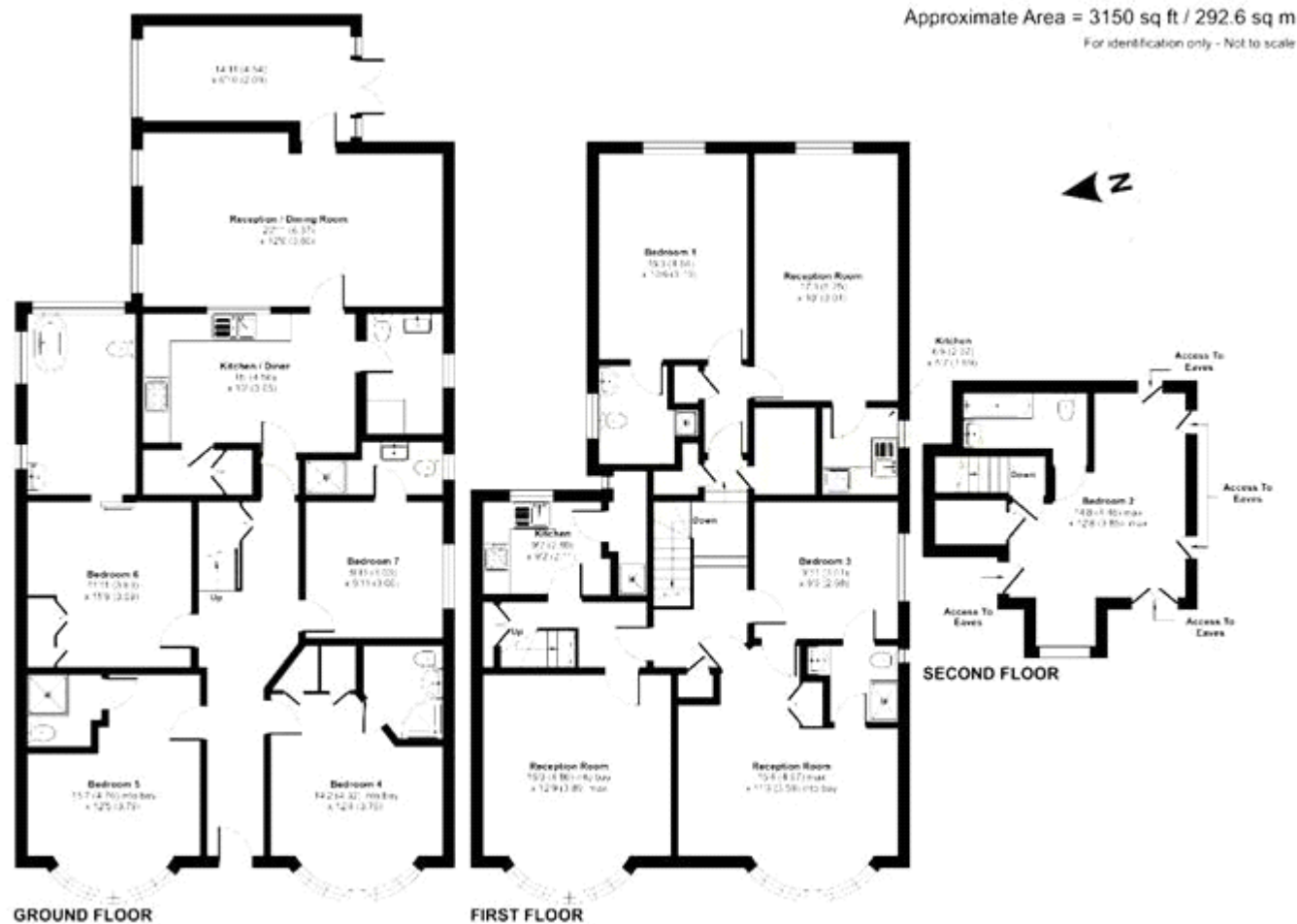
Tenure: Freehold  
Parking options: Driveway, Garage, Off Street  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

VERSATILE LIVING ACCOMMODATION \*\*\* LOCATED ALONG ONE OF OLD TOWN'S MOST SOUGHT AFTER ROADS WITH A SHORT WALK TO AMENITIES & THE BEAUTIFUL TOWN GARDENS CAN BE FOUND LOCALLY | Freehold **SOLD**



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	71	76
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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