



**OLD BAKERY ROAD, WROUGHTON,
SWINDON**

SOLD STC

OFFERS OVER £625,000 Freehold

* The Philosopher: Built by Bellway Homes in C. 2023 *
DESIRABLE VILLAGE LOCATION *** One of the largest plots
within the entire Ridgeway Park development *** Remaining
N.H.B.C. Warranty *** EXTENSION POTENTIAL TO THE
SIDE AND REAR ASPECTS (S.T.P.P) + A DOUBLE GARAGE
& A LARGE DOUBLE WIDTH DRIVEWAY.

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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 & 16 of the M4 Motorway, the Great Western Hospital and large corporate businesses such as Nationwide Headquarters, Intel & Amazon. To fully appreciate this delightful home, we would highly recommend confirming your appointment to view as soon as possible!

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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The Ridgeway Floor Plans (Approx.)



Second Floor

Bedroom 1	4.92m x 3.38m	16'2" x 11'1"
Bedroom 1 En Suite	2.27m x 2.22m	7'6" x 7'3"
Bedroom 2	3.88m x 3.38m	12'9" x 11'1"
Bedroom 3	5.03m x 2.54m	16'7" x 8'4"
Bedroom 4	2.76m x 2.75m	9'1" x 9'1"
Bathroom	2.76m x 2.02m	9'1" x 6'7"



Ground Floor

Living Room	5.45m x 3.38m	17'11" x 11'1"
Family/Dining	4.625m x 3.298m	15'2" x 10'10"
Kitchen	3.71m x 3.298m	12'2" x 10'10"
Study	3.035m x 2.548m	10'10" x 8'4"
Utility	1.778m x 1.713m	5'10" x 5'7"
Cloakroom	1.572m x 1.315m	5'2" x 4'3"



Ground Floor

Kitchen	3.710m x 3.298m	12'2" x 10'10"
Family/Dining	4.625m x 3.298m	15'2" x 10'10"
Living Room	5.450m x 3.385m	17'11" x 11'1"
Study	3.035m x 2.548m	10'10" x 8'4"
Utility	1.778m x 1.713m	5'10" x 5'7"
Cloakroom	1.572m x 1.315m	5'2" x 4'3"



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(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.



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/fitments 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.