



Priors Hill, Wroughton, Swindon
£500,000

A DELIGHTFUL SEMI DETACHED COTTAGE WITH NEWLY CONSTRUCTED GARDEN CABIN AND

*** Village & Country Living ***

Welcome to Bridleway Cottage : A DELIGHTFUL SEMI DETACHED COTTAGE WITH NEWLY CONSTRUCTED GARDEN CABIN AND AMPLE DRIVEWAY PARKING + C. 1.5 ACRES OF PADDOCK ARE ALSO INCLUDED WITHIN THE SALE.

THIS PROPERTY IS POSITIONED WITHIN A QUIET & SECLUDED SETTING AND IS LOCATED WITHIN THE OLD QUARTER OF WROUGHTON.

THE LIVING ACCOMMODATION BRIEFLY COMPRISES: ENTRANCE HALL, CLOAKROOM/W.C. A SPACIOUS LIVING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, 3 GENEROUS SIZE BEDROOMS & BATHROOM

TO FULLY APPRECIATE BOTH THE COTTAGE, LAND & STABLES AS WELL AS ABSORB THE IDYLLIC, SEMI RURAL SETTING, MILES BYRON WOULD HIGHLY RECOMMEND CONFIRMING YOUR APPOINTMENT TO VIEW AS SOON AS POSSIBLE.

Council Tax Band: F (Swindon Borough Council)

Tenure: Freehold

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

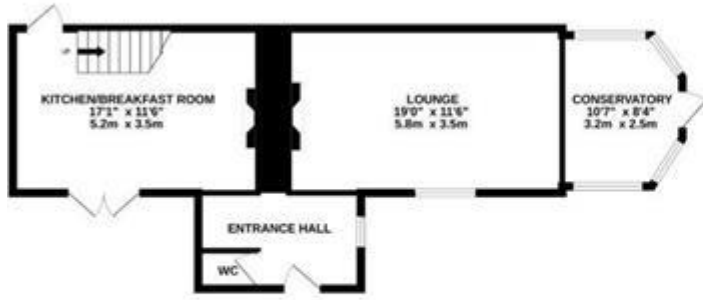
Sewerage: Mains

AMPLE DRIVEWAY PARKING + C. 1.5 ACRES OF PADDOCK ARE ALSO INCLUDED WITHIN THE SALE. POSITIONED WITHIN A QUIET & SECLUDED SETTING WITHIN THE OLD QUARTER OF WROUGHTON | 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.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(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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