



**Vanbrugh Gate, Broome Manor, Swindon**  
**Guide Price £675,000**

Possibly one of the finest of address' to live within the Swindon area. A well presented and a well

\*\*\* ALL VIEWINGS TO COMMENCE  
FROM: SATURDAY 18TH APRIL \*\*\*

Possibly one of the finest of address' to live within the Swindon area. A well presented and a well maintained detached family home boasting: 4 bedrooms, two separate reception rooms, a spacious open plan kitchen/breakfast room, separate utility room, 4 BEDROOMS, EN-SUITE SHOWER ROOM, FAMILY BATHROOM + A DOWNSTAIRS CLOAKROOM/W.C.

Positioned on a generous size & enviable plot which includes a SOUTH facing, private & fully enclosed rear garden. In addition there is a large driveway providing ample off street parking for numerous vehicles and a double width garage.

MILES BYRON are delighted to offer For Sale this exceptional home located within the extremely sought after residential area of Vanbrugh Gate, Broome Manor.

Located on the fringes of Old Town, Swindon. This amazing property is within a short walk to the Broome Manor Golf Complex and a short commute to amenities in Old Town, The Great Western Hospital, the A419, A420 & Junction 15 of the M4 Motorway.

To fully appreciate this delightful home with beautifully, well tended gardens, please contact MILES BYRON to confirm your appointment to VIEW AS SOON AS POSSIBLE.

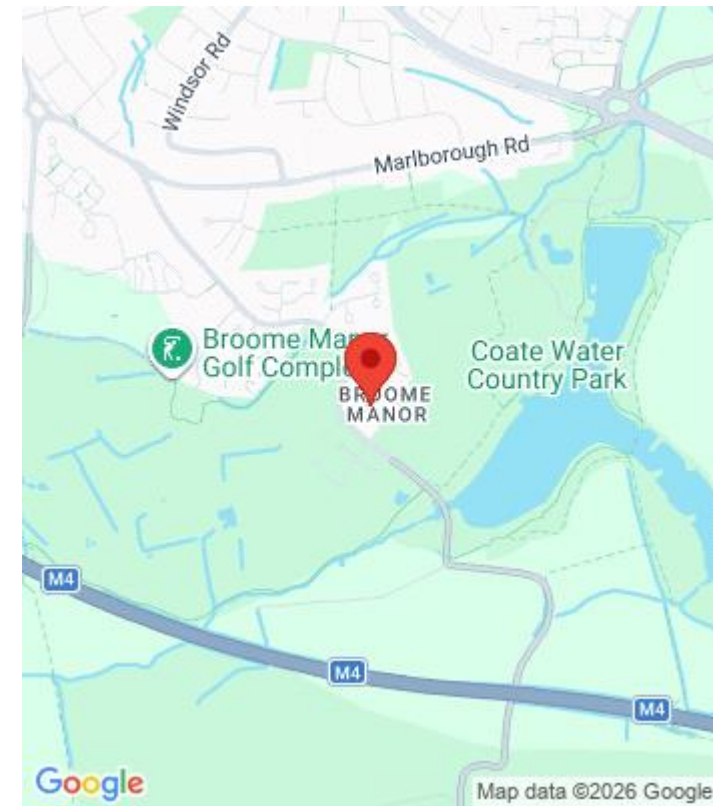
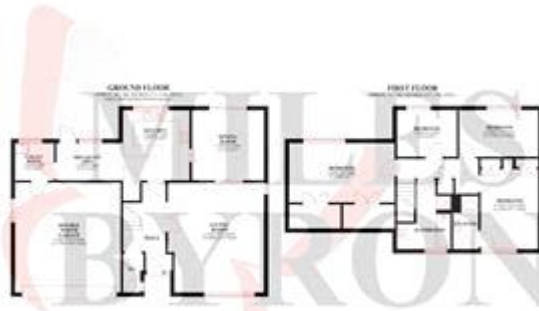
Council Tax Band: F (Swindon Borough Council)  
Tenure: Leasehold (957 years)  
Service Charge: £300 per year  
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden  
Electricity supply: Mains

maintained detached family home boasting: 4 bedrooms, two separate reception rooms, a spacious open plan kitchen/breakfast room, utility room, 4 BEDROOMS | Leasehold

Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains



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-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	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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