



The Mews, Lydiard Millicent, Swindon
£535,000

NO CHAIN * Desirable village location *** Catchment area for reputable primary and secondary schools *

*** C.1490 SQ FT / 138 SQ METERS
(Incl. Garage) / C. 1360 SQ FT / 126 SQ
METERS OF LIVING
ACCOMMODATION ***

*** NO ONWARD CHAIN *** Desirable
village location *** Catchment area for
reputable primary and secondary
schools *** Close proximity to
amenities, Lydiard Country Park &
superb access to major road links as
well as short stroll to the local and very
reputable Sun Inn public house ***

MILES BYRON are delighted to offer
For Sale this impressive, DETACHED
& EXTENDED family size home
located within the very sought after
residential area of Lydiard Millicent
(within the Desirable Chestnut Springs
Development) . Attributes Include: 4
Generous In Size Bedrooms, An En-
Suite Shower Room & Walk-In
Dressing Closet To The Main
Bedroom & Family Bathroom. The
Ground Floor Accommodation
Comprises: Entrance Hall Which In
Turn Provides Access To A Downstairs
Cloakroom/W.C., A Spacious Open
Plan & Sociable Kitchen/Dining
Room/Family Space + A Separate
Utility Room & Living Room. Externally
There Is A South Easterly Facing Rear
Garden Which Also Offers A High
Degree Of Privacy. To The Front
Aspect, There Is A Double In Width
Driveway Which Provides Off Street
Parking For C.3 - 4 Vehicles + A Single
Garage. To Fully Appreciate This
Exceptional Home, MILES BYRON
Would Highly Recommend Confirming
Your Appointment To View As Soon As
Possible!

LYDIARD MILLICENT: A SHORT WALK
TO A VERY REPUTABLE LOCAL
PRIMARY SCHOOL, THE SUN INN -
THE LOCAL VILLAGE PUB, GARDEN
CENTRE AND ST. MARYS CHURCH.
THE SCHOOL CATCHMENT FOR
SECONDARY SCHOOLS ARE ALSO
SUPERB - ROYAL WOOTTON

Close proximity to amenities, Lydiard Country Park & superb access to major road links as well as short stroll to the local & very reputable Sun Inn Pub | Freehold **SOLD STC**

BASSETT ACADEMY AND BRADON
FOREST, PURTON. IN ADDITION THIS
DELIGHTFUL PROPERTY ALSO
OFFERS EXCELLENT ACCESS TO
MAJOR ROAD LINKS SUCH AS J.16
OF THE M4 MOTORWAY.

Council Tax Band: E (Swindon
Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off
Street

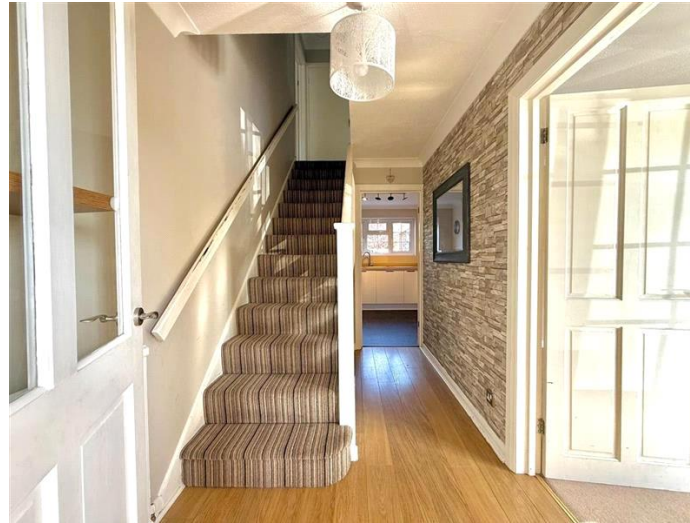
Garden details: Enclosed Garden,
Private Garden, Rear Garden

Electricity supply: Mains

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.



TOTAL AREA APPROX: 126 SQ METRES (142 SQ FEET)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	74	78
(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.



Viewing by appointment only
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