



**The Mews, Lydiard Millicent, Swindon**  
**£535,000**

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

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

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

OF THE M4 MOTORWAY.

Council Tax Band: E (Swindon  
Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off  
Street

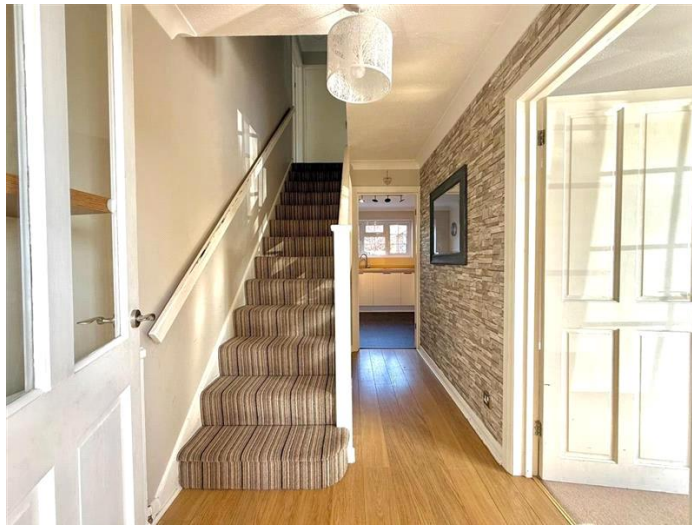
Garden details: Enclosed Garden,  
Private Garden, Rear Garden

Electricity supply: Mains

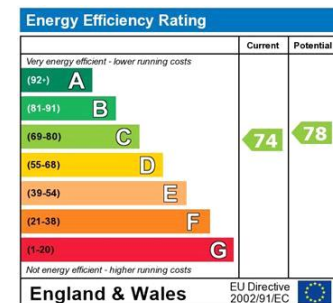
Heating: Gas Mains

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.



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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