



Moormead Road, Wroughton, SN4 9BX

guide price **£450,000 - £475,000**

**richard  
james**





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freehold energy  
efficiency rating

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Richard James are delighted to offer for sale, this imposing, double fronted villa built in the late 19th century to celebrate Queen Victoria's Diamond Jubilee. The property has been sympathetically restored and extended by the current owners, to make a wonderful family home. With well tended and private gardens to the rear and driveway access, offering ample off road parking.

The accommodation is now laid out over three floors and boasts Entrance Porch and Hallway, Three principle Reception Rooms, including Dining Room with bi-fold doors opening into the Rear Garden, futher bespoke Kitchen with range cooker and doors opening into the lovely Garden Room/Consrevatory, as well as a seperate Utility Room and Cloakroom. With Three double Bedrooms and spacious Family Bathroom, to the first floor. With Bedroom One, which features a lovely Ensuite Bathroom, to the top floor.

Further features include PVCu double glazed windows and benefits from Gas Radiator Heating. To the outside, the property has a typical Victorian frontage enclosed by dwarf stone walling with privet hedge and path to front door. The well tended rear garden, has been split into areas including large decked area, ornate garden with topiary and stone chippings, further large patio area with pergola over and grape vine, large shed/workshop, block paved driveway offering parking for a number of vehicles, artificial lawned area and Summerhouse.

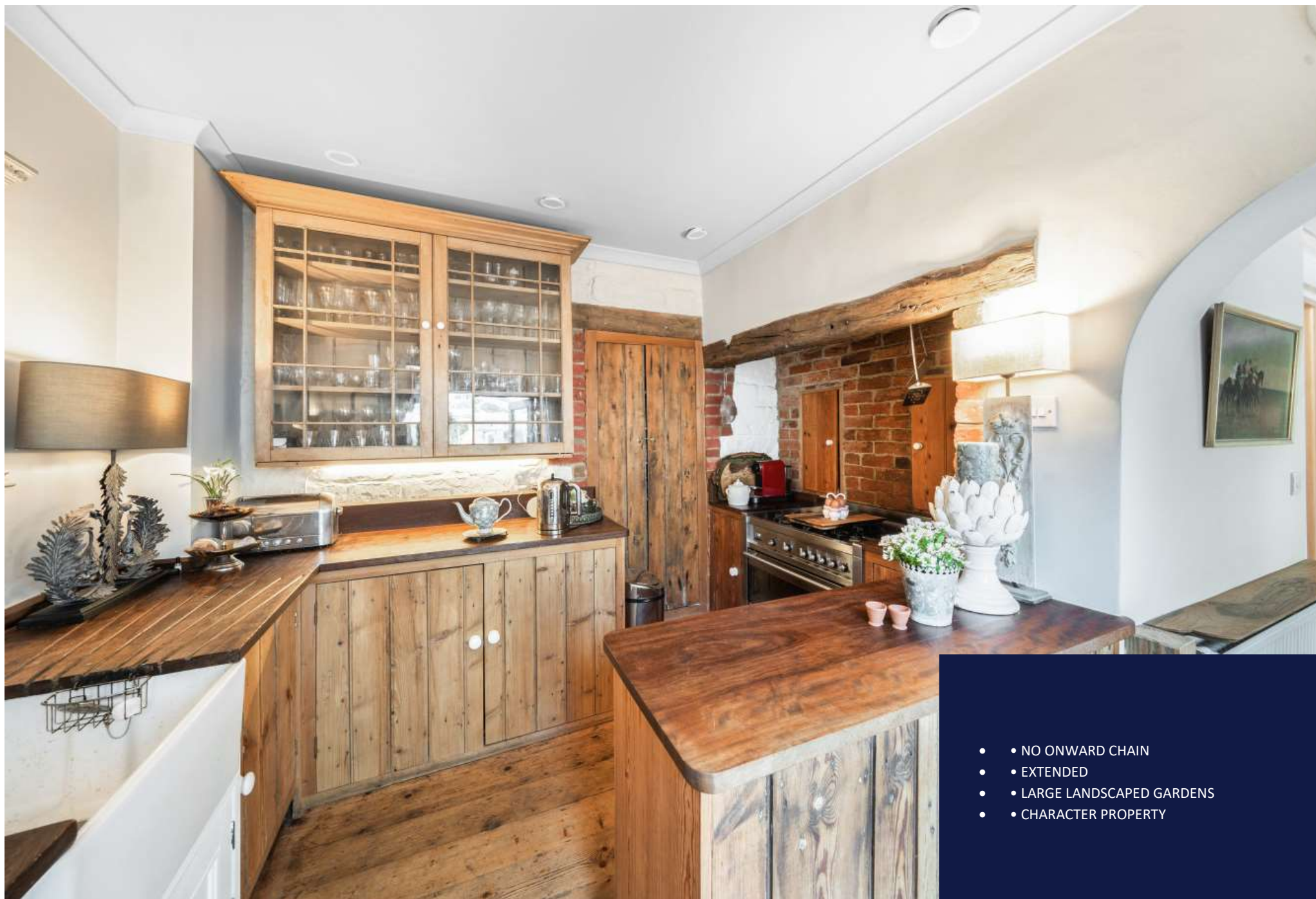
Council Tax Band - C











- NO ONWARD CHAIN
- EXTENDED
- LARGE LANDSCAPED GARDENS
- CHARACTER PROPERTY









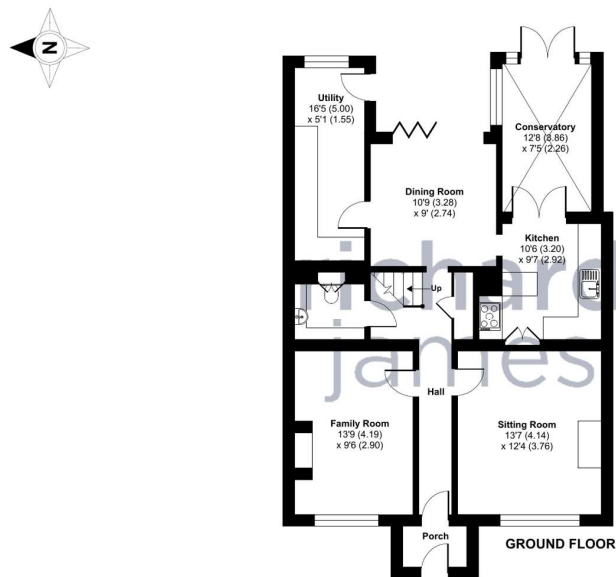


Approximate Area = 2008 sq ft / 186.5 sq m  
 Limited Use Area(s) = 69 sq ft / 6.4 sq m  
 Total = 2077 sq ft / 192.9 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2023.  
 Produced for Richard James. REF: 1031413

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High Street | Wroughton | SN4 9JZ

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We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

- Honest valuations in current market conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
- Ahead of the game marketing strategies
- Professional photography
- Social media marketing
- Top listings on Rightmove and Zoopla

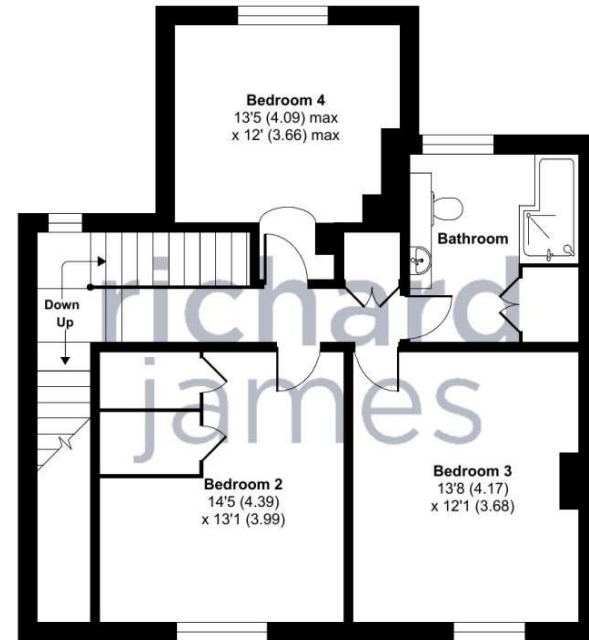
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FIRST FLOOR

Approximate Area = 2000 sq ft / 186.8 sq m  
Limited Use Area(s) = 69 sq ft / 6.4 sq m  
Total = 2077 sq ft / 192.9 sq m  
For identification only - Not to scale



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### Richard James & their clients give notice that:

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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