

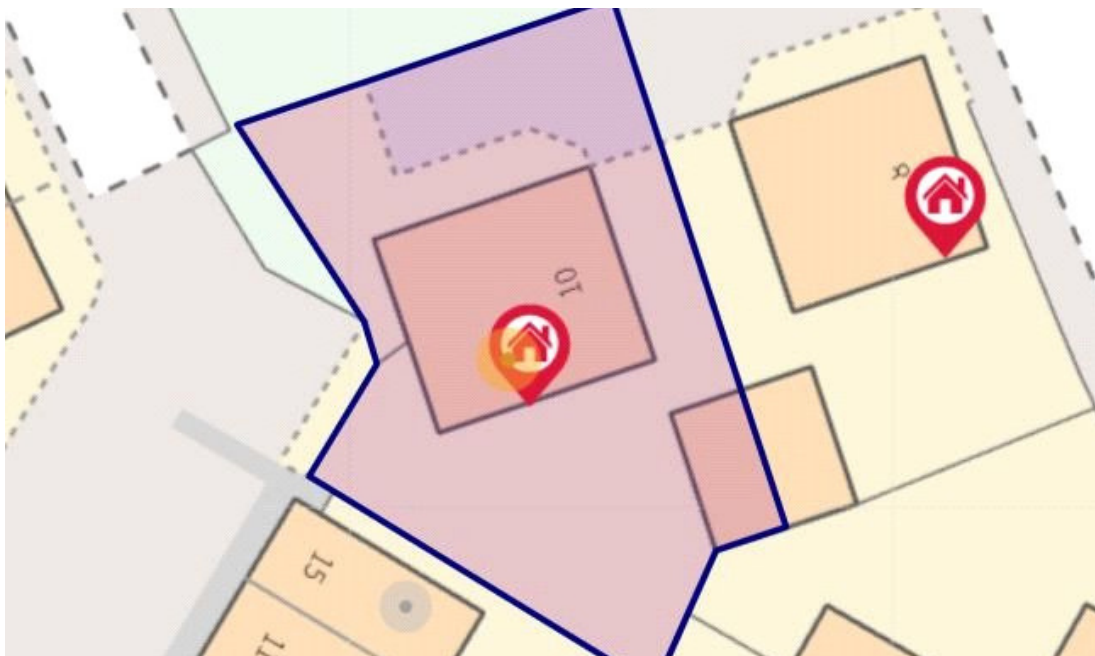


10 Minerva Heights, Blunsdon, Swindon, SN26 8AB

Offers over £500,000

**richard james**

Village & Country Homes



## Minerva Heights

### Newland Homes

Freehold | EPC Rating - B



Offered to the market with NO ONWARD CHAIN is this pleasantly positioned five-bedroom detached family residence, meticulously crafted by Newlands Homes in 2017, within the highly coveted village of Blunsdon. This property, with approximately four years remaining on the NHBC warranty, offers a luminous and thoughtfully designed interior across its expansive footprint and showcases three bathrooms for added convenience.

The ground floor seamlessly encompasses an inviting entrance hall, a versatile playroom or study, a cloakroom, a convenient storage cupboard, and a living room with double doors leading to an exquisite 30ft kitchen/diner. Complementing this space is a well-appointed utility room, equipped to accommodate both a washing machine and tumble dryer.

Ascending to the first floor reveals five generously proportioned bedrooms, with both the master and second bedrooms featuring ensuite shower rooms. The master bedroom further benefits from a suite of built-in wardrobes, while a modern three-piece bathroom suite completes the upper level.

Externally, the property boasts a spacious rear garden primarily laid to lawn, complemented by a small patio adjacent to the dining area. Gated side access to the right ensures convenient circulation around the residence. Positioned to the right is the single garage, complete with power and light, accessible through both an up-and-over garage door and a personal door in the garden.

This expansive family home offers an impressive amount of driveway parking, encompassing spaces in front of both the garage and the main entrance, thereby enhancing the overall functionality and appeal of this distinguished property.

Gas Central Heating, UPVc Double Glazing & Mains Drainage throughout.  
Council Tax Band F (Swindon Borough Council)



Blunsdon village benefits from a community run shop and two public houses, in addition to Flame Restaurant and many leisure facilities at the Blunsdon House Hotel. There is a local school, St Leonards CE Primary, and both Warneford secondary school in Highworth (4 miles) and Farmors secondary school in Fairford (10 miles) have bus services running through the village. There is also a bus service available to Cirencester Collage and good road links via the A419 to the M5 and M4, and Swindon railway and bus stations.



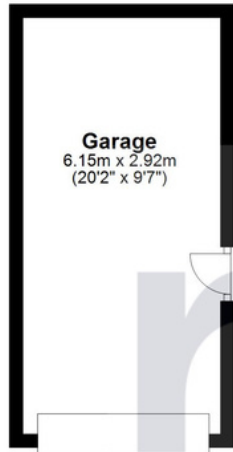




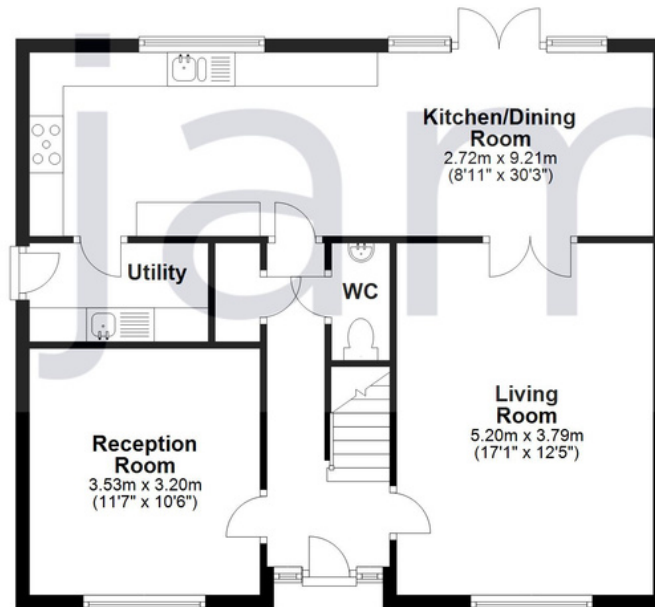


**Ground Floor**  
Approx. 84.3 sq. metres (907.1 sq. feet)

# Floorplan



**Garage**  
6.15m x 2.92m  
(20'2" x 9'7")



**Kitchen/Dining Room**  
2.72m x 9.21m  
(8'11" x 30'3")

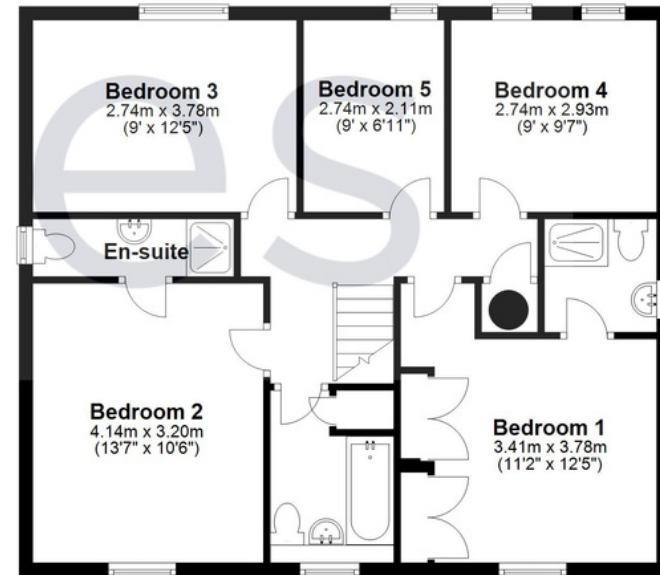
**Utility**

**WC**

**Reception Room**  
3.53m x 3.20m  
(11'7" x 10'6")

**Living Room**  
5.20m x 3.79m  
(17'1" x 12'5")

**First Floor**  
Approx. 71.9 sq. metres (774.0 sq. feet)



**Bedroom 3**  
2.74m x 3.78m  
(9' x 12'5")

**Bedroom 5**  
2.74m x 2.11m  
(9' x 6'11")

**Bedroom 4**  
2.74m x 2.93m  
(9' x 9'7")

**Bedroom 2**  
4.14m x 3.20m  
(13'7" x 10'6")

**Bedroom 1**  
3.41m x 3.78m  
(11'2" x 12'5")

**En-suite**

Total area: approx. 156.2 sq. metres (1681.1 sq. feet)

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