



2 Lapwing Lane, Watchfield, SN6 8RS

Guide Price: £460,000

richard james

Village & Country Homes



Lapwing Lane

Watchfield

Freehold | EPC Rating - B

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Welcome to this four-bedroom detached home in the heart of Watchfield, formerly the dazzling show home crafted by Bovis Homes only a mere decade ago.

As you glide through the entrance hall, you're greeted by a downstairs study, the perfect spot for crafting your masterpiece or maybe just daydreaming about it. A quick detour leads you to the WC and utility room, because even fairy tale homes need a practical side. The cosy lounge, adorned with a feature bay window and a modern electric fireplace, is the ultimate setting for creating memories or simply putting your feet up in front of the TV.

Now, brace yourself for the pièce de résistance – the kitchen/diner at the rear, spanning the entire width of the house like the grand stage it is. With a breakfast bar fit for royalty and French doors inviting you into the landscaped rear garden, this space is where culinary dreams come true. Connect the dots with internal double doors linking the lounge to the dining space, and voilà, you have a seamless flow of charm and elegance.

Venturing upstairs, you're met with four generously sized double bedrooms, each a haven for restful dreams. The family bathroom is a sanctuary of relaxation, but the master bedroom steals the spotlight with its feature bay window, built-in wardrobes, and a modern ensuite shower room.

But wait, there's more! This enchanting property sits on a larger-than-life plot, with front and back gardens so delightful they could make even Thumbelina green with envy. A gated and sheltered pathway to the right provides convenient access to the back of the house. The front garden, mostly laid to lawn, flaunts raised beds and a symphony of shrubs, while to the left, a single garage with an up-and-over door awaits your chariot. And because convenience is key, the garage is also accessible from the rear garden via a personal door. Parking? Oh, we've got you covered with a driveway spacious enough for a fleet of vehicles.



Watchfield has a thriving community of local shops, primary school, pub and village hall. There are beautiful walks nearby along the ancient Ridgeway with its Iron Age castle and White Horse. A regular bus route runs between Swindon and Oxford via the village and trains linking major cities run from Swindon and Oxford stations.

Council Tax Band (Vale of White Horse)
Gas Central Heating, Mains Drainage & UPVC Double Glazing throughout.

There is a management charge of approx £300 per annum.





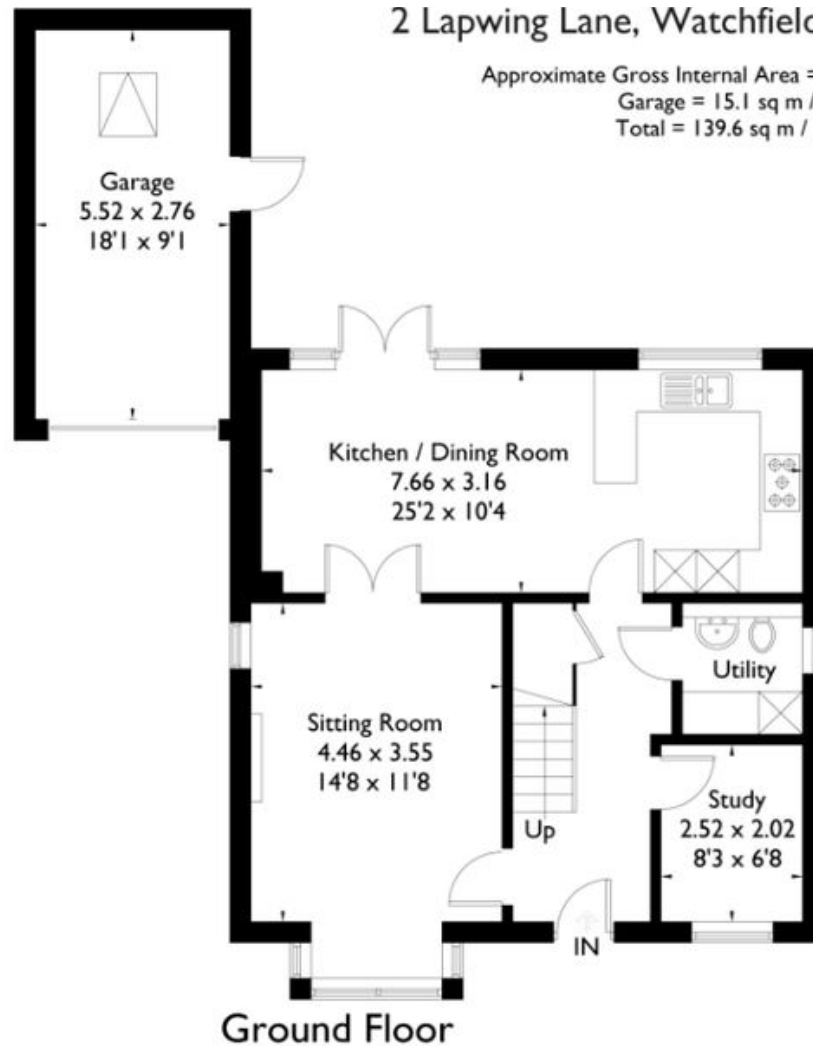




Floorplan

2 Lapwing Lane, Watchfield, Swindon, SN6 8RS

Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 139.6 sq m / 1502 sq ft



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