



11 Knowlands, Highworth, Wiltshire, SN6 7NB

**Guide Price: £325,000**

**richard james**

Village & Country Homes





## Knowlands, Highworth

Swindon Borough Council - Band D

Freehold | EPC Rating - C



Discover the epitome of modern family living in this impeccable four-bedroom semi-detached home nestled in a tranquil cul-de-sac within the sought-after market town of Highworth.

Beyond the welcoming entrance porch, a thoughtfully designed floor plan unfolds, beginning with a stylish sitting room adorned with staircase ascending to the first floor.

The heart of the home lies in the well-equipped Kitchen/Dining Room - a space that seamlessly combines functionality with contemporary elegance. Adjacent to this, a convenient utility room complete with a downstairs toilet adding an extra layer of practicality to daily living. The back door within the utility room provides access into the rear garden and the convenience of an internal door into the garage from the utility must not be overlooked.

Ascend to the first floor, where a generously sized master bedroom awaits, spanning an impressive 13 feet and featuring an indulgent ensuite shower for your private retreat. Three additional generously proportioned bedrooms offer versatility and comfort, while the well-appointed family bathroom, with a shower over the bath, ensures convenience for the entire household.

Externally, this residence is adorned with a block-paved driveway providing ample parking, leading to the integral single garage equipped with power and light. To the rear, a meticulously landscaped garden beckons, featuring a raised decking area for al fresco gatherings, flower beds adding bursts of color, and a lush lawn. Gated rear access adds a touch of practicality.

This home is a harmonious blend of space and functionality, offering a haven for family life while being conveniently located in a popular residential area.

UPVc Double Glazing throughout, Gas Central Heating (Boiler only 2-years-old), and Mains Drainage.





Highworth is a historic market town on the edge of the internationally renowned Cotswolds area. Highworth provides a wealth of amenities including schools, a doctors' surgery, chemist, dentist and butchers along with many restaurants, pubs and shops, including the Coop supermarket, and a Saturday market in the town square. The local, Halo leisure centre has a covered swimming pool with the football, cricket, tennis, golf and bowls grounds close by. Wrag Barn golf club is also easily available. Highworth town is conveniently located with good road communications via the A420 to Oxford, as well as the A419 to the M4 and M5. Train links are available 4 miles away via Swindon to all mainline stations including London Paddington.







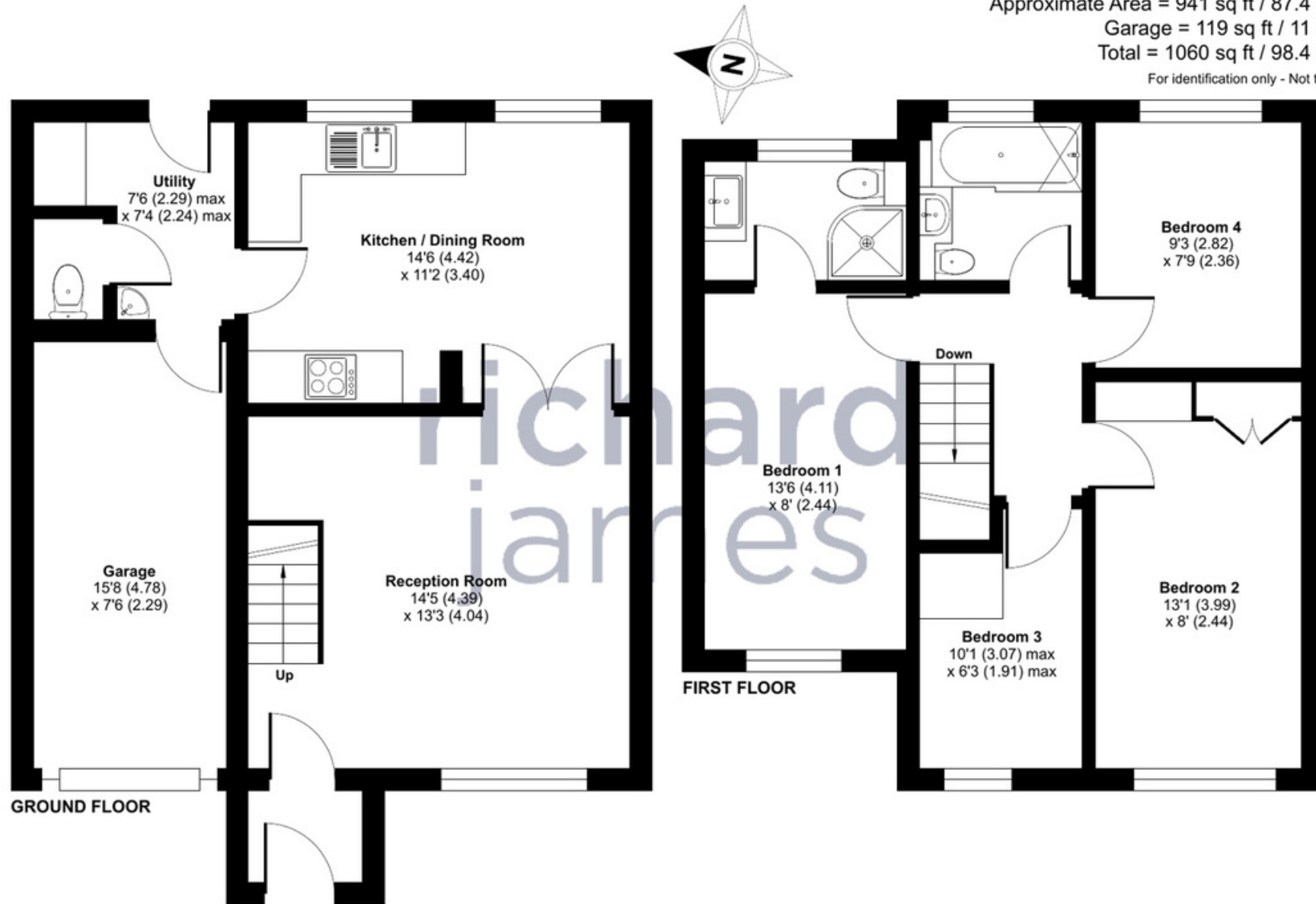






# Floorplan

Approximate Area = 941 sq ft / 87.4 sq  
Garage = 119 sq ft / 11 sq  
Total = 1060 sq ft / 98.4 sq  
For identification only - Not to scale



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