



Sutton Park, Blunsdon, SN26 7BB

Guide Price **£480,000 - £500,000**

**richard
james**



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freehold energy
efficiency rating

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Guide Price - £480,000 - £500,000.

On a westerly corner plot is this immaculate and updated five bedroom family home, located in a cul-de-sac location within Blunsdon village. With the local primary school within a walk of the property and on the bus route for Warneford secondary school the property is ideally situated for a growing family.

The entrance hallway benefits from wood effect laminate flooring, there is a generous dining room and a bright dual aspect living room overlooking the garden. The refitted kitchen leads through to a utility room with access to the garage. A cloakroom is located off the hallway.

The first floor comprises four double bedrooms and a single/study room, there is a refitted bathroom and separate shower room. Outside there is ample driveway parking and a good sized well maintained westerly rear garden.





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. With good road links via the A419 to the M5 and M4, and Swindon railway and bus stations, circa five miles, providing regular links to London (within an hour) this is a superb opportunity to get the best of both worlds just outside the main Town.



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Approximate Area = 1375 sq ft / 127.7 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 1518 sq ft / 141 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Richard James. REF: 1077835

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