



High Street, Wanborough, SN4 0AE

guide price **£800,000 - £850,000**

**richard  
james**





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freehold energy  
efficiency rating

E

- NO ONWARD CHAIN -

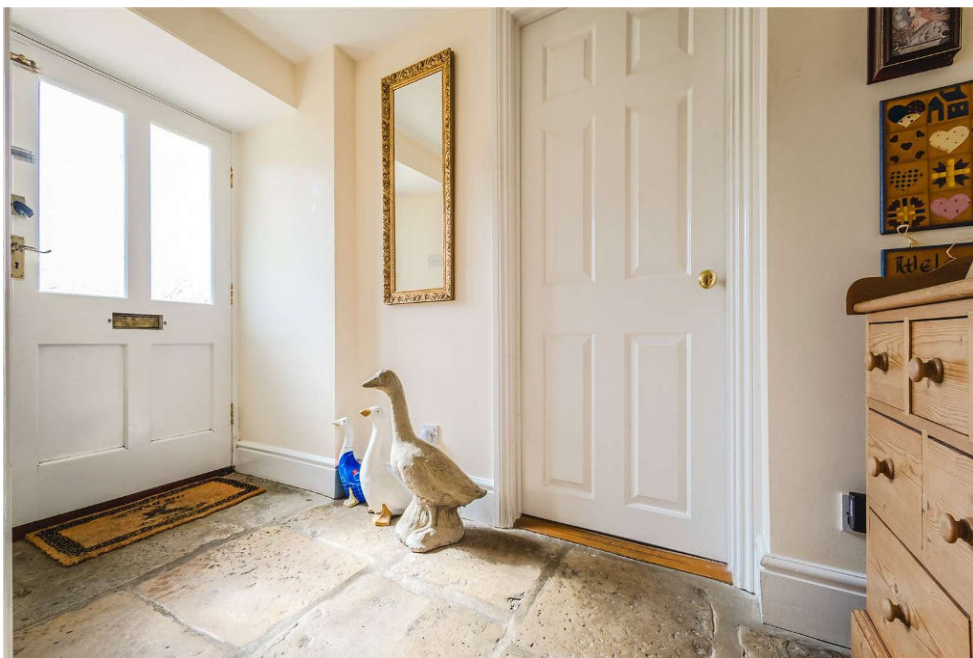
Offered to the market exclusively with Richard James Village and Country Homes.... Tally Ho Cottage is truly one of one in the beautiful village of Wanborough.

The property has been a family home for the current owners for nearly thirty years. But, with the kids having flown the nest, it is now time for another family to make memories in this picture-perfect property.

On the ground floor, the property briefly comprises; entrance hallway, large dining room with feature fireplace, modern kitchen with AGA, incredibly large utility room, WC, large living room with a stunning fireplace, snug and beautiful sun room at the rear.

On the first floor, the property offers two very spacious double bedrooms, the master coming with fitted storage, a further single bedroom that is currently used as an office with views out to the garden and two separate shower and bathrooms.

To the second floor, you will find three further double bedrooms and an attic room ideal for storage or, as the current owners children used it for, a den for the children.









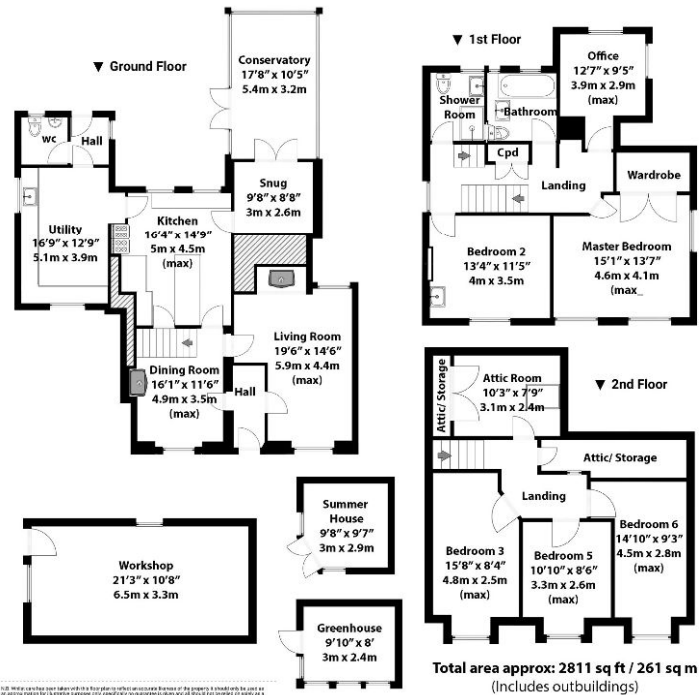












1:18 Scale. This plan shows the layout of the property and is not intended to be used as a construction document. It is intended to provide a general impression of the property and is not intended to be used as a construction document. It is intended to provide a general impression of the property and is not intended to be used as a construction document.

Outside, the property is situated on a large plot that measures roughly a quarter of an acre. From the pond to the summer house, you couldn't ask for a more peaceful setting to relax and enjoy those sunny days and evenings.

Last but not least, the property has driveway parking and a large workshop in very good order.

Wanborough itself offers a serene living experience with fantastic country pubs and great access to the A419 and M4 corridor - ideal for those wanting a peaceful village lifestyle but with good access to Bath, Bristol, Reading and Oxford. Tally Ho Cottage is also just a ten minute drive to Swindon Train Station where you can get to London Paddington within the hour.

Council Tax Band - G

- PLANNING PERMISSION GRANTED FOR SINGLE STOREY EXTENSION

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<https://pa.swindon.gov.uk/publicaccess/applicationDetails.do?keyVal=RU G19MPTIU800&activeTab=summary>

- DETACHED WORKSHOP
- c. QUARTER OF AN ACRE PLOT
- EXTENDED

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3. All Measurements are approximate.

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