



33 Sutton Park, Blunsdon, Wiltshire SN26 7BB

**£645,000 Guide Price**

**richard james**

Village & Country Homes





## Sutton Park

### Blunsdon

Freehold | EPC Rating - C



Richard James Village and Country Homes are delighted to bring this beautifully presented four bedroom detached home to the market situated in the heart of Blunsdon Village, Wiltshire.

As you step through the inviting entrance hall, you are greeted by a sense of warmth and comfort that permeates throughout the home. The ground floor boasts an elegantly appointed dual aspect sitting room with feature gas fireplace, while the adjacent study offers limitless potential for customization. Whether you envision it as a snug reading corner, a secluded meditation sanctuary, or a bustling home office, this adaptable space seamlessly adjusts to accommodate your unique lifestyle and preferences. Convenience meets functionality with a well-placed downstairs cloakroom.

The heart of the home lies in the modern kitchen/dining area, featuring an array of integrated appliances such as a dishwasher, dual ovens and an extra single oven, fridge and freezer and a five-burner gas hob. French doors from the dining section open up to the garden, adding a touch of seamless indoor-outdoor living.

Ascending the staircase, you'll discover four generously proportioned bedrooms each with fitted wardrobes. The main bedroom benefits from the luxury of an ensuite shower room, while the second bedroom boasts an expansive walk-in-wardrobe. A separate four-piece family bathroom ensures ample convenience.

Outside, a south-facing garden awaits, bathed in sunlight throughout the day, offering an idyllic setting for outdoor enjoyment and al fresco dining. Ample driveway parking to the front of the property, accompanied by a single, integral garage, ensures convenience and security for vehicles, with personnel doors providing convenient access to both the hallway and the garden.

In summary, this extended four-bedroom detached family home in Blunsdon offers a perfect blend of spacious living, modern amenities, and ample storage, including a convenient part-boarded loft.





Blunson village benefits from a community run shop and two public houses, in addition to Flame Restaurant and many leisure facilities at the Blunson 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.

Council Tax Band - F (Swindon Borough Council)  
Mains Gas Central Heating & Mains Drainage









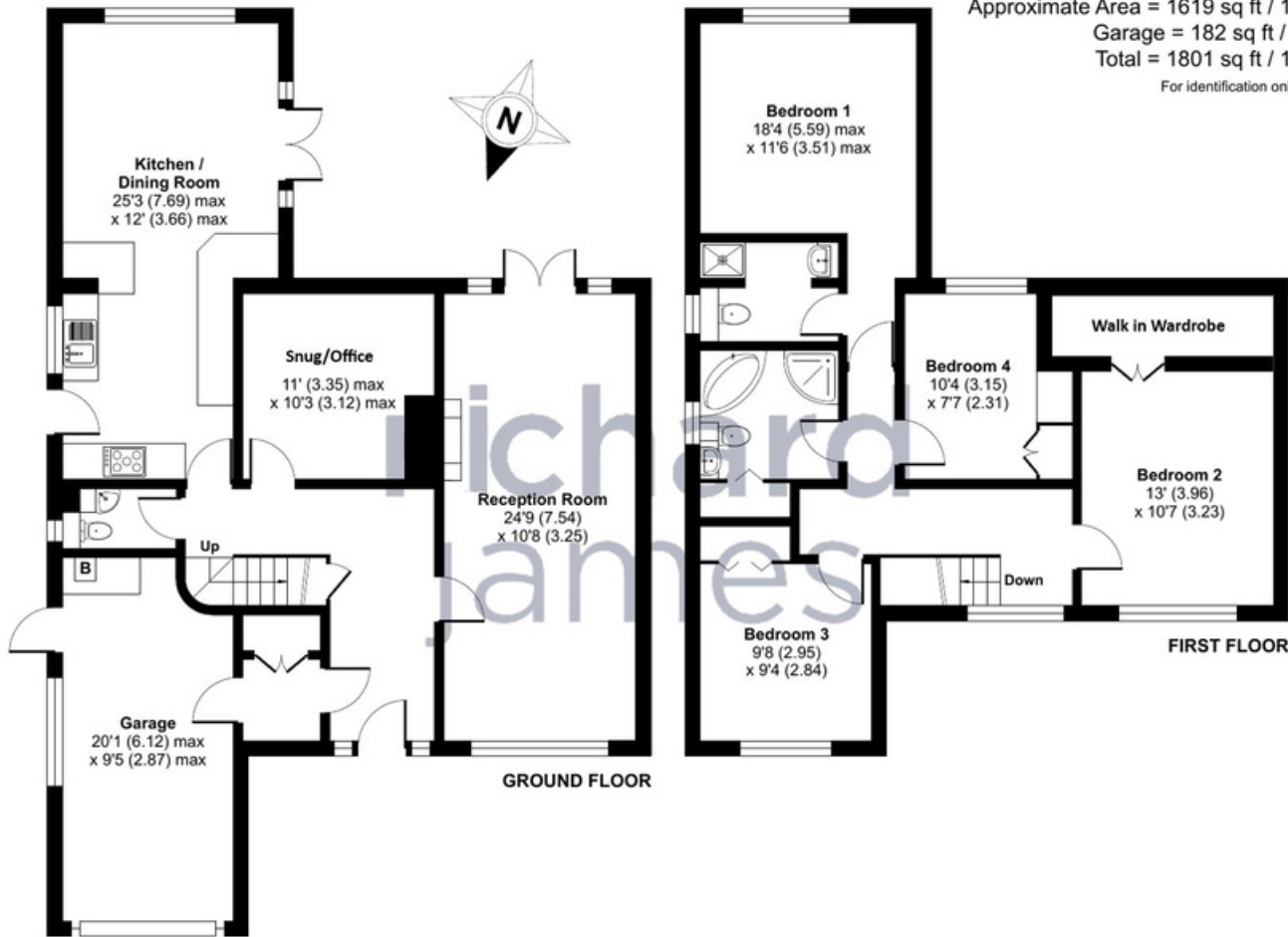








# Floorplan & EPC



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 70                      | 80        |
|   | EU Directive 2002/91/EC |           |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rjchecom 2024. Produced for Richard James. REF: 1101490

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