



47 Greenfields, South Martson, SN3 4SQ  
Guide Price £240,000 to £250,000

**richard james**

Village & Country Homes



## Greenfields

### South Marston

Freehold | EPC Rating - TBC



An extraordinary chance awaits in South Marston to acquire a three-bedroom family home with an impressive rear extension already in motion.

Step into the improved accommodation through the entrance porch, leading to a hallway with stairs ascending to the first floor.

To the right, discover a cozy living room adorned with a double-sided woodburning stove, seamlessly connected to the dining room.

At the rear, you'll find the kitchen/breakfast room with a back door leading through to the expansive single-story rear extension currently underway, measuring 6m in length from the original rear wall, boasting a maximum height of 3.3m and an eaves height of 2.6m. (For more information visit: [swindon.gov.uk/planning - S/PRIORH/18/0061](https://swindon.gov.uk/planning-S/PRIORH/18/0061))

Ascend to the first floor where two generously sized double bedrooms and a single bedroom await. Also on this floor is a modern, white, three-piece bathroom suite featuring a shower-over-bath.

Externally, the property boasts ample driveway parking to the front, while the rear unveils a recently constructed large brick-built shed/workshop nestled within a sizable, enclosed, and secluded rear garden.

In summary, this property offers an exceptional opportunity to infuse your personal touch and bring to completion this remarkable project.



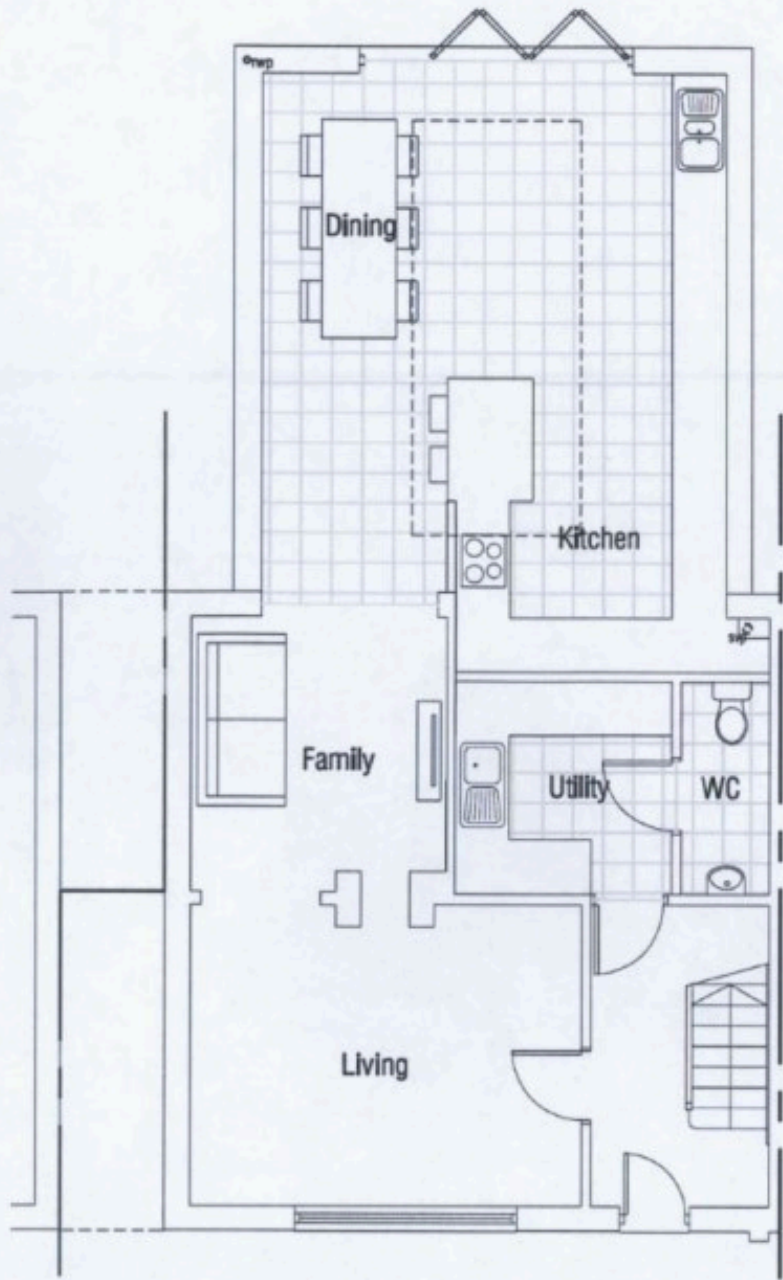
South Marston is a conveniently located village on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4. Train links are also available approximately four miles away from Swindon to all major stations.

SWINDON BOROUGH COUNCIL  
Council Tax Band: A

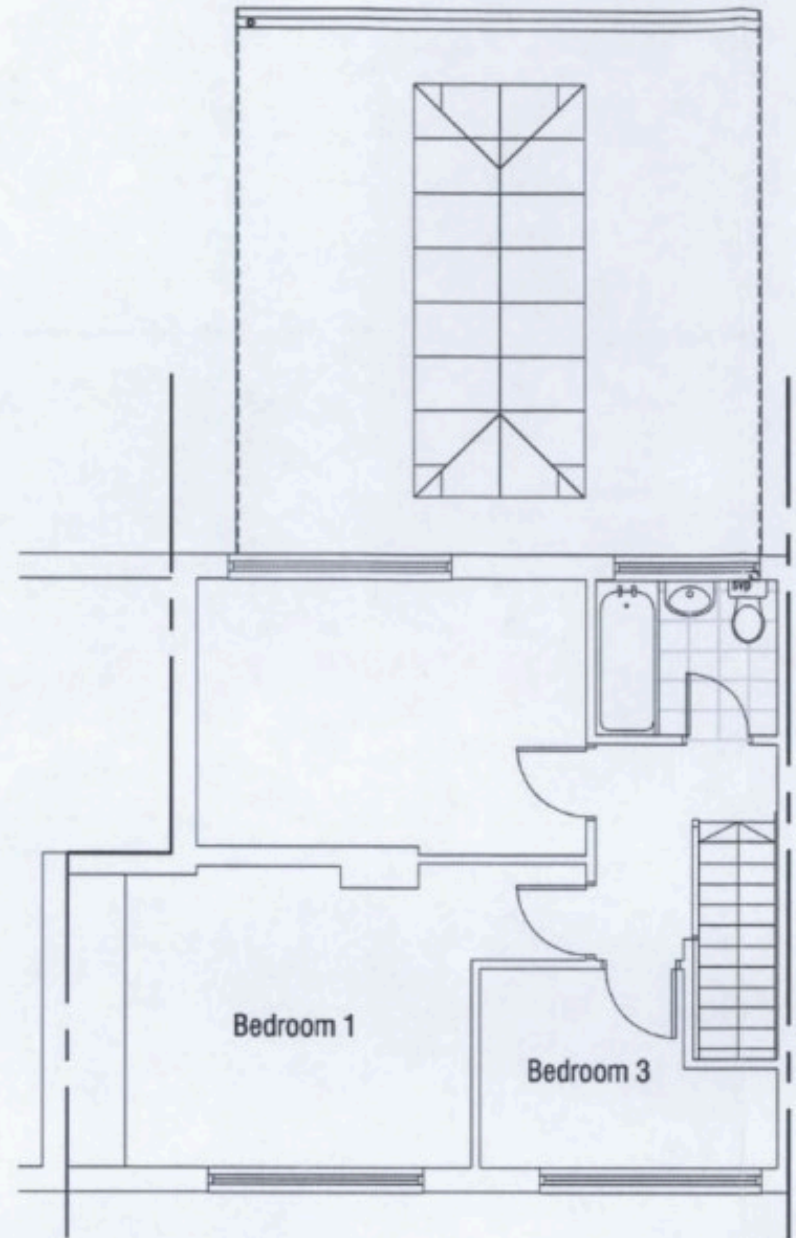








**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

# Floorplan



**Ground Floor**



**First Floor**

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