



Eastlyn, Broad Bush, Blunsdon, SN26 7DH

**Asking Price: £390,000**

**richard james**

Village & Country Homes



## Broad Bush

### Blunston Village

Freehold | EPC Rating - C



Welcome to Eastlyn - This immaculate detached property offers potential for extension and boasts three reception rooms, a spacious garden, ample driveway parking, and a 20-foot garage.

The ground floor comprises an entrance porch leading through to the lounge complete with the option for an open fire and French doors leading to the dining room. The dining area flows semi-openly into the garden room at the rear which connects seamlessly to the rear garden via sliding patio doors. Accesible via both the lounge, dining area and garden room you will find the fully integrated kitchen/breakfast room featuring built-in appliances such as a fridge, freezer, dishwasher, and washing machine. Additionally, there is a rear lobby with a side access door and access to a convenient cloakroom.

Upstairs, you will find two double bedrooms, a single bedroom with storage cupboard, and a well-appointed family bathroom complete with white three-piece suite and a thermostatic shower over the bath. From both the main bedroom and the landing window, you can revel in captivating vistas extending over the Ridgeway and beyond. Nearby, a footpath beckons, offering an ideal chance to venture into one of Blunston's numerous trails, such as the "Blunston & Stanton Fitzwarren Walk."

Externally, the property features an in-out driveway providing access for multiple vehicles, a 20-foot garage with power and light, a side shingled garden area suitable for clothes drying, and a mature landscaped rear garden with a patio area perfect for outdoor entertaining. Amongst the vast array of fruit trees on offer at the bottom of the garden you will find two large garden sheds for outside storage in addition to the garage.

Council Tax Band - D  
Swindon Borough Council



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



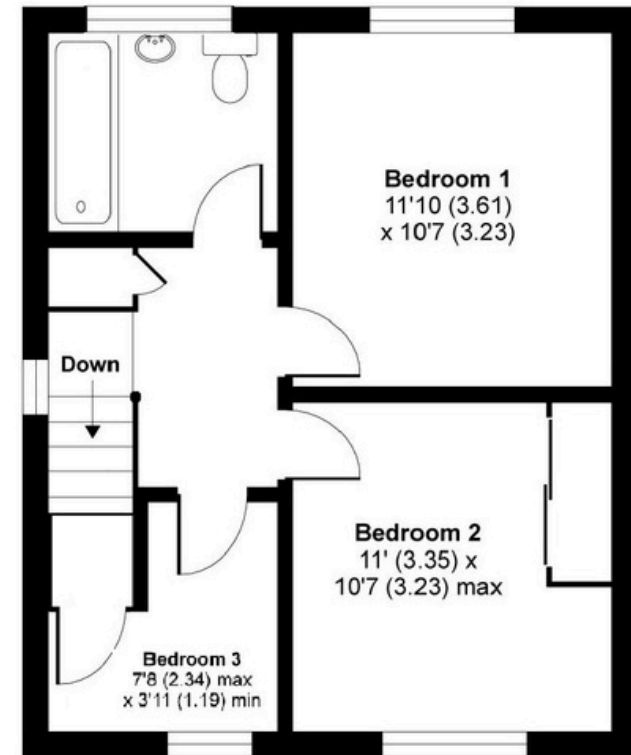
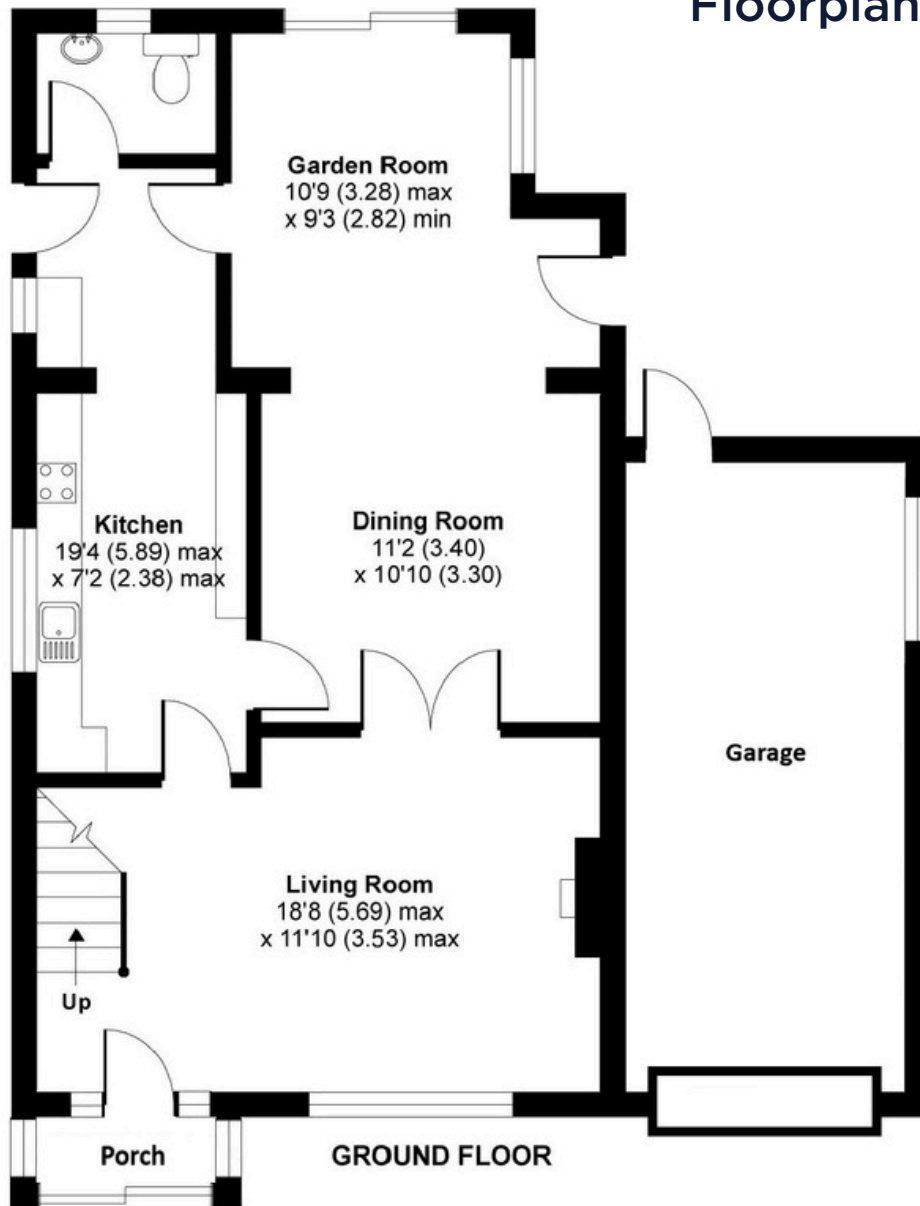








# Floorplan



**FIRST FLOOR**

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