



5 The Orchard, South Marston, Wiltshire SN3 4DD

**£600,000 Guide Price**

**richard james**

Village & Country Homes





## The Orchard

South Marston

Freehold | EPC Rating - B



Richard James Village and country homes are pleased to bring this well-presented three bedroom, detached chalet bungalow to the market in the popular village of South Marston on the outskirts of Swindon, Wiltshire. The Orchard is a cul de sac of just five, detached properties.

This is the first time the property is being brought to the market since being built in 2016 by Hills Homes with two years of NHBC warranty remaining on the home. The property is for sale with no onward chain.

The accommodation comprises to the ground floor; spacious entrance hall with stairs to first floor, a large open-plan kitchen/dining room separate utility room, conservatory, sitting room with double doors leading to a study with French doors leading to the garden, this area could be incorporated in to the sitting room to create one large room. There is a three-piece bathroom including a shower over the bath to the ground floor giving flexibility if using one of the downstairs reception areas as a bedroom.

To the first floor there are three, well-appointed bedrooms with an impressive main bedroom offering built in wardrobe space and an ensuite shower room. There is a separate family bathroom.

The rear of the property features a large wrap around garden laid to lawn which is very private and offers a wealth of potential to create a truly stunning space or equally extension potential to the main house (subject to usual planning permissions) There is a detached double garage with electric door and power/light with driveway parking for several vehicles. The front of the property has a small garden mainly laid to lawn and enclosed with an attractive half height wall.







The property is located within the centre of the Village with a Community Forest close by and many countryside walks on the doorstep. South Marston is a conveniently located on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4 via the A419. Train links are available approximately four miles away from Swindon Station to all other major stations including Reading, Bristol and London Paddington.

EPC Rating - B  
Council Tax Band - F (Swindon Borough Council)  
Mains Gas, Mains Drainage  
Annual Service Charge - £350

















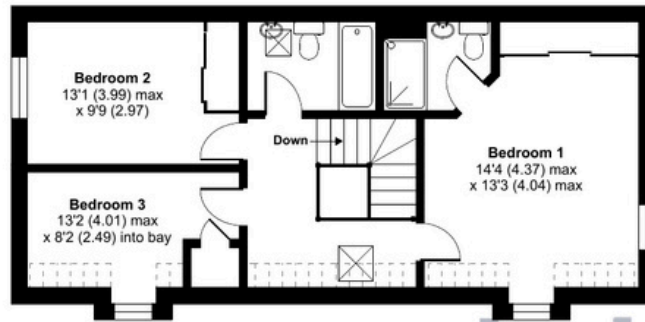




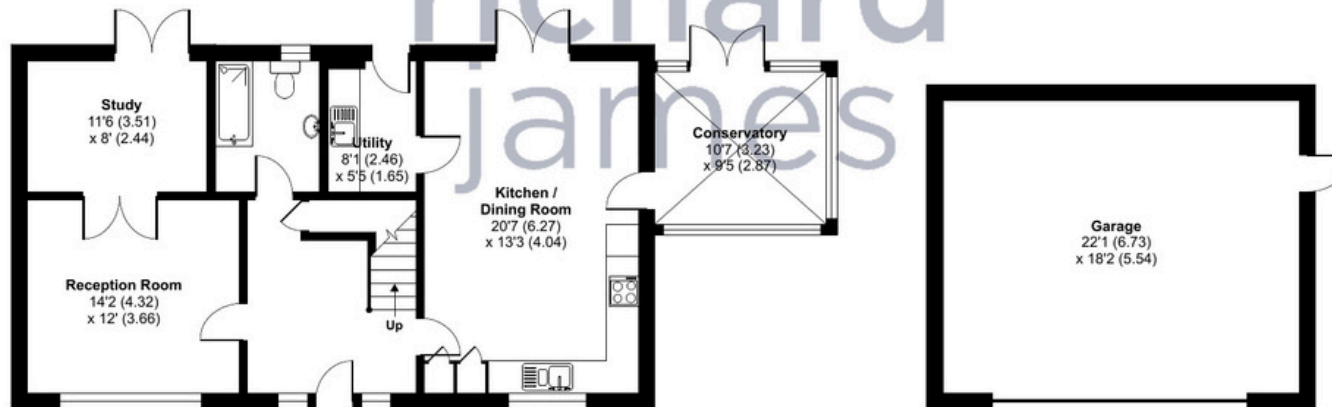
# Floorplan

Approximate Area = 1480 sq ft / 137.5 sq m  
Limited Use Area(s) = 48 sq ft / 4.4 sq m  
Garage = 402 sq ft / 37.3 sq m  
Total = 1930 sq ft / 179.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Richard James. REF: 1118870

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