



Spencers Orchard, Wroughton, SN4 9NT

guide price **£400,000 - £450,000**

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energy efficiency
rating

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Situated in the heart of Wroughton and providing great access to all of the Village amenities.

This modern four bedroom detached property boasts entrance hall, WC, living room, dining room which leads onto the conservatory and kitchen/breakfast room. The first floor offers master bedroom with ensuite, three further bedrooms and family bathroom. Outside are enclosed mature gardens, garage and driveway parking.

Wroughton offers a range of local amenities including a wide range of pubs, shops and Doctors surgery. Wroughton also offers nursery, primary and secondary schooling.





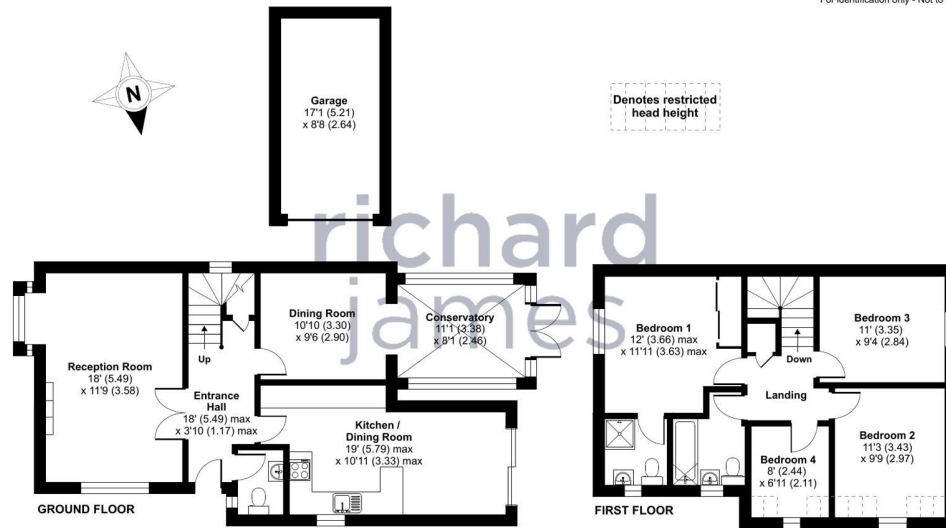
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Approximate Area = 1516 sq ft / 140.8 sq m (includes garage)
Limited Use Area(s) = 22 sq ft / 2 sq m
Total = 1538 sq ft / 142.8 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richdcom 2024.
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High Street | Wroughton | SN4 9JZ

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3. All Measurements are approximate.

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