



Beech Tree House, Broad Bush, Blunsdon SN26 7DH

**£900,000 Offers Over**

**richard james**

Village & Country Homes



## Broad Bush

Blunston

Freehold | EPC Rating - D



Situated on the edge of the Cotswolds, in the heart of the picturesque village of Blunston, is this magnificent property with Annexe, the property has been beautifully enhanced by its current owners and offers an array of impressive features.

Step inside to discover a welcoming porch, a spacious entrance hall, and a convenient cloakroom. The large sitting room, complete with a cassette wood burning fire is perfect for relaxing, while the family room and study provide versatile spaces for all your needs. The standout feature is the impressive 9.11m x 7.08m refitted kitchen/dining room, boasting a plethora of built-in appliances including electric range cooker with two warming draws, two dishwashers, three fridges and a water softener. This wonderful room is complemented by a family area and a utility room with access to the garden, the family area leads to a separate kitchen which serves the Annexe.

Upstairs, you'll find a spacious landing area with airing cupboard housing Gas Fired Worcester Bosch boiler. There is a luxurious master bedroom with a beautifully presented four-piece en-suite bathroom and walk-in wardrobe. There are three further generously sized bedrooms and a large four-piece family bathroom with bath and separate shower.

The Annexe, accessible from both the main house and its own front entrance, features a spacious kitchen/breakfast room on the ground floor. The first floor includes a shower room, a sitting/bedroom which leads to an additional double bedroom.

Outside, the property offers a large gated front garden, a driveway leading to an integral double garage which has electric roller doors with power and light available, the driveway has ample turning space. To the rear of the property is an enclosed garden with pedestrian gated access to a large playing field belonging to Blunston Parish Council which will soon feature a newly refurbished Community & Sports Pavilion.

Additional benefits include uPVC double glazing and gas-fired radiator heating throughout the main house, with electric heating on the first floor of the Annexe. This property truly combines style, comfort, and practicality in a desirable location.





Blunsdon village benefits from a community run shop and two public houses, in addition to Flame Restaurant and many leisure facilities at the Blunsdon House Hotel. There is a local school, St Leonards CE Primary, and both Warneford secondary school in Highworth (4 miles) and Farmor's 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 - G (Swindon Borough Council)  
Mains Drainage









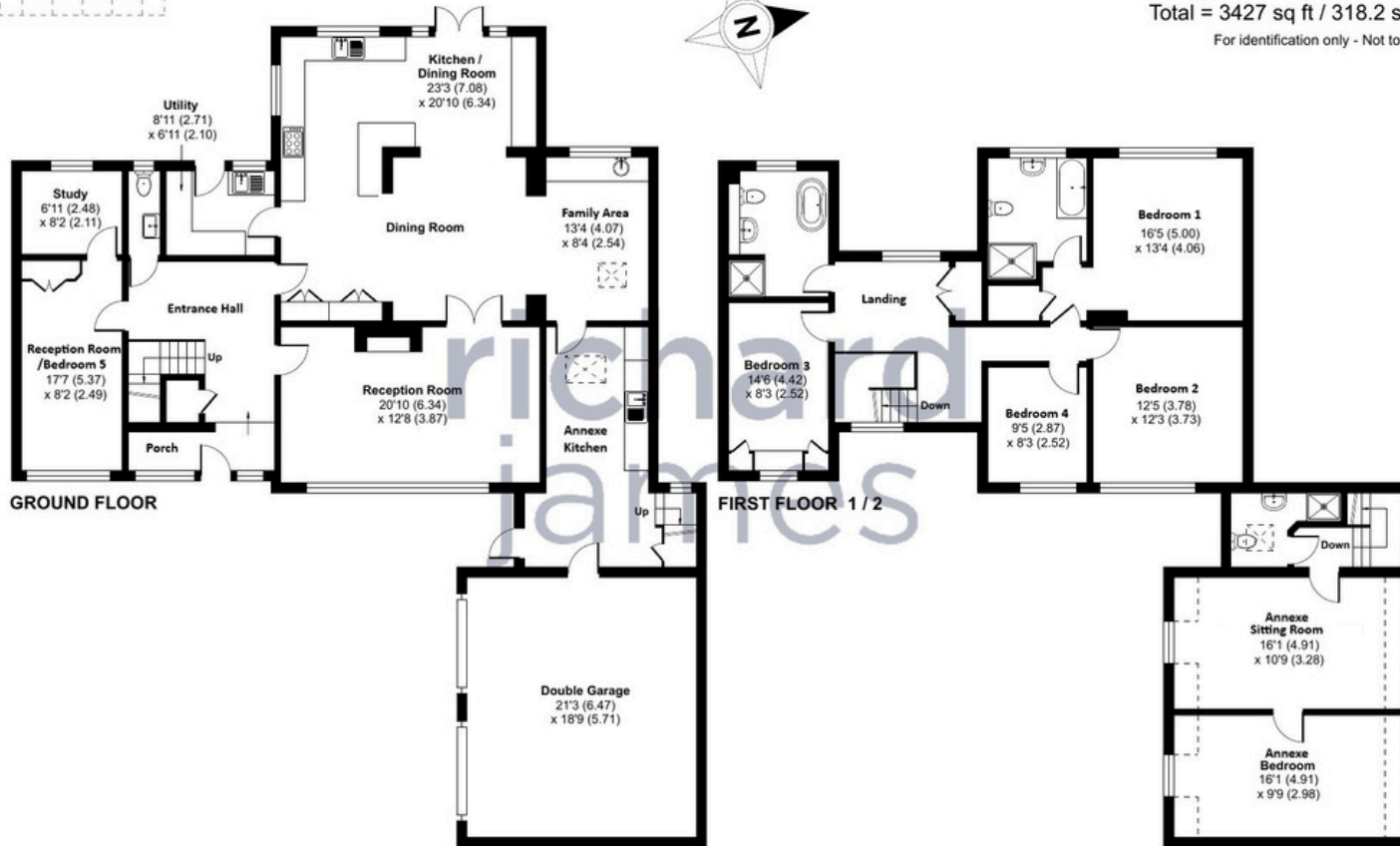




# Floorplan

Denotes restricted head height

Approximate Area = 2969 sq ft / 275.8 sq m  
 Limited Use Area(s) = 60 sq ft / 5.5 sq m  
 Garage = 398 sq ft / 36.9 sq m  
 Total = 3427 sq ft / 318.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rjcheom 2024. Produced for Richard James. REF: 1130377

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