



2 Kingsdown Lane, Blunsdon, Swindon, SN25 5DL

**Guide Price: £295,000**

**richard james**

Village & Country Homes





## Kingsdown Lane

FREEHOLD

Council Tax Band - C | EPC Rating - D



Nestled in a charming and private lane on the outskirts of Blunsdon village, this three-bedroom semi-detached property presents an excellent renovation opportunity. With a generous footprint of approximately 853.8 square feet, the home offers a blend of traditional charm and potential for modern living.

The ground floor boasts a welcoming living room with original bay window and fireplace, and a central dining room. A highlight of the property is the extended kitchen/breakfast room at the rear, which offers a spacious area perfect for family gatherings and entertaining. Additionally, the ground floor includes a convenient downstairs shower room, adding practicality to everyday living.

The first floor is home to three bedrooms, two of which are double-sized, providing flexible accommodation options. The third bedroom is ideally suited for use as a nursery, home office, dressing room or ensuite. There is also the possibility of expanding into the loft space, pending a survey and planning approval.

Externally, the property benefits from a private rear garden, ideal for outdoor relaxation and alfresco dining. A large side garden offers further potential, whether for landscaping, extension, or outdoor activities. The property also includes driveway parking at the front, catering to off-road parking needs.

Further enhancing the property is the efficient Baxi Gas Combi boiler, ensuring a reliable and cost-effective heating system.

This property offers a fantastic opportunity for those looking to put their own stamp on a home in a desirable village location, with the added benefit of being close to local amenities and transport links.

Blunsdon's vibrant community, complete with a new community shop and café, village hall, and two charming pubs, awaits its next custodian. Easy access to the A419 and Swindon cycle path network ensures convenience for all.

uPVC Double Glazing | Septic Tank Drainage System





Blunsdon village not only benefits from a community run shop and two charming public houses, but also benefits from the Flame Restaurant and many leisure facilities available at the Blunsdon 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.













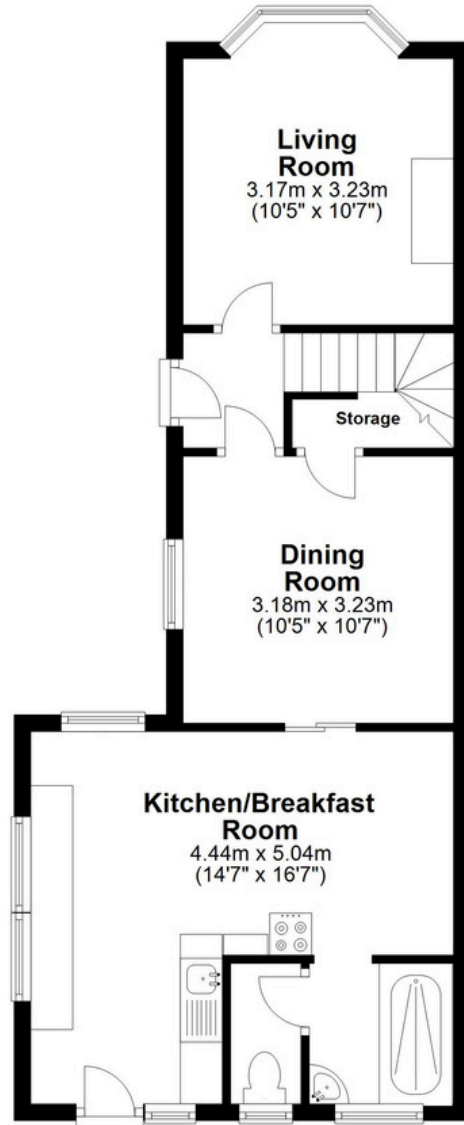




# Ground Floor

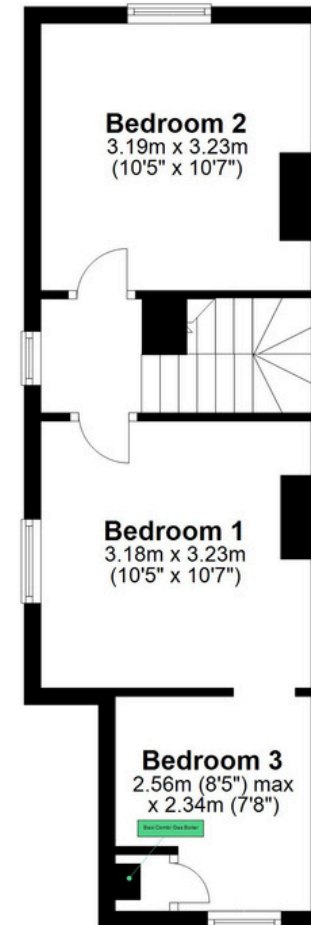
Approx. 47.5 sq. metres (511.7 sq. feet)

## Floorplan



# First Floor

Approx. 31.8 sq. metres (342.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.8 sq. feet)

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