



12 Magdalene Close, South Marston, SN3 4FR

**Offers over £400,000**

**richard james**

Village & Country Homes



## Vicarage Gardens

South Marston

Freehold | EPC Rating - B



Situated in the sought-after 'Vicarage Gardens' development in South Marston, a charming village just outside Swindon, this meticulously maintained four-bedroom detached family home, constructed by Bellway homes in 2020, boasts the added advantage of seven remaining years on the NHBC warranty. Spanning nearly 1200 square feet, the residence offers a thoughtfully designed layout and an inviting interior.

Upon entering, you are greeted by an inviting hallway leading to a cloakroom, a cozy living room, and an impressive newly installed kitchen/diner. The kitchen is adorned with a stylish and practical island, a suite of integrated appliances, and UPVc French doors that seamlessly connect to the patio in the rear garden.

The first floor hosts four bedrooms, with the master enjoying the luxury of an ensuite shower room, complemented by a contemporary white family bathroom.

Externally, the property features a driveway for convenient parking, alongside a garage equipped with power and lighting. Gated access leads to the private enclosed rear garden, which boasts a harmonious blend of lawn and patio spaces, crowned by a charming pergola.

Council Tax Band: E  
Swindon Borough Council



South Marston is a conveniently located village on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4. Train links are also available approximately four miles away from Swindon to all major stations.





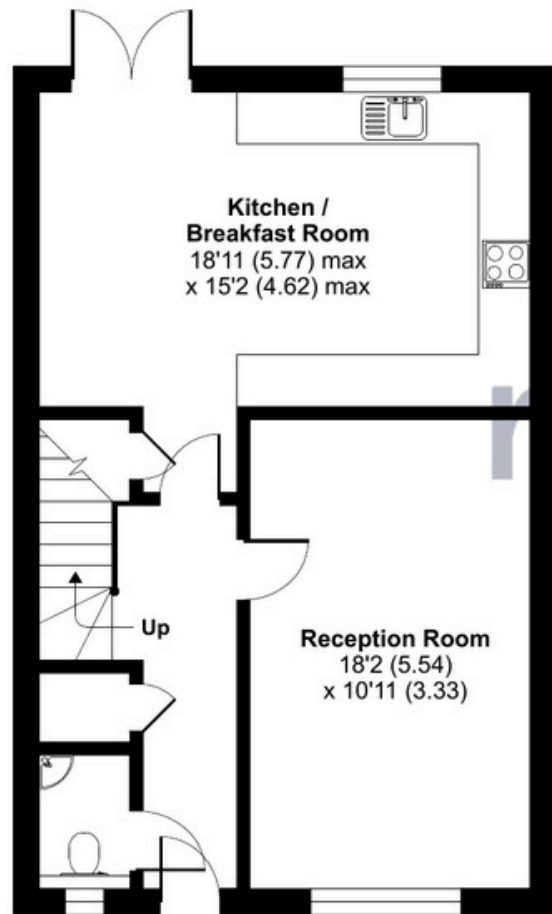




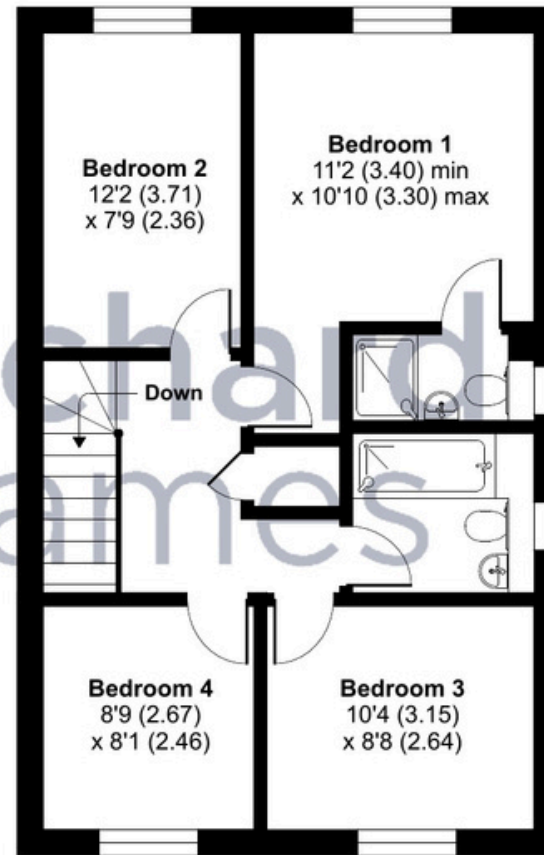


# Floorplan

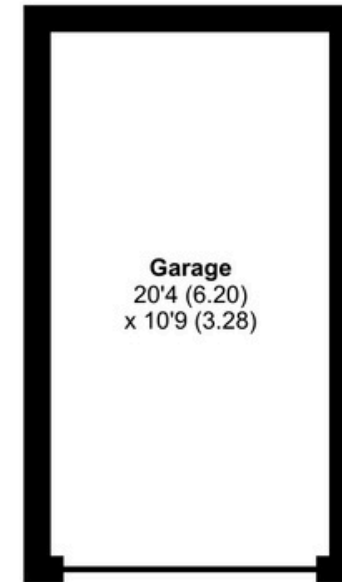
Approximate Area = 1170 sq ft / 108.7 sq m  
Garage = 220 sq ft / 20.4 sq m  
Total = 1390 sq ft / 129.1 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Richard James. REF: 927057

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