



5 St Julians Close, South Marston, SN3 4AH

Guide Price: £750,000 - £800,000

richard james

Village & Country Homes



St Julians Close

FREEHOLD

Council Tax Band - G | EPC Rating - B



Experience the epitome of luxurious living with this substantial five-bedroom detached residence, available for the first time in over a decade. Nestled on a picturesque 0.18-acre plot in this highly sought-after cul-de-sac of South Marston, Wiltshire, this expansive home offers an exceptional lifestyle opportunity with its secluded position backing onto St. Julian's Community Woodland. The property is conveniently offered to the market with NO ONWARD CHAIN.

As you step through the entrance hall, you'll be greeted by the spacious ground floor, which features a study/dining room perfect for remote work or formal dining, a large lounge with a cozy gas fireplace, and a fully fitted kitchen/diner ideal for family gatherings and entertaining. A convenient downstairs WC and utility room add to the home's practicality.

The first floor boasts four generously sized double bedrooms, each thoughtfully designed with built-in wardrobes. The luxurious second bedroom includes an ensuite, providing a private retreat within the home, while a well-appointed four-piece family bathroom completes this level.

The crowning jewel of this residence is the second floor, where you'll find an impressive 28'9" x 16'8" principal bedroom. This sanctuary includes a walk-in dressing room and a larger-than-average four-piece ensuite bathroom, creating a perfect haven for relaxation and pampering.

Outside, the property continues to impress with a detached double garage featuring two separate up-and-over doors and a gravel driveway offering ample parking for multiple vehicles. The stunning south-westerly facing garden, mostly laid to lawn, provides a serene outdoor space with patios accessible from both the lounge and kitchen, ideal for alfresco dining and enjoying sunny afternoons.

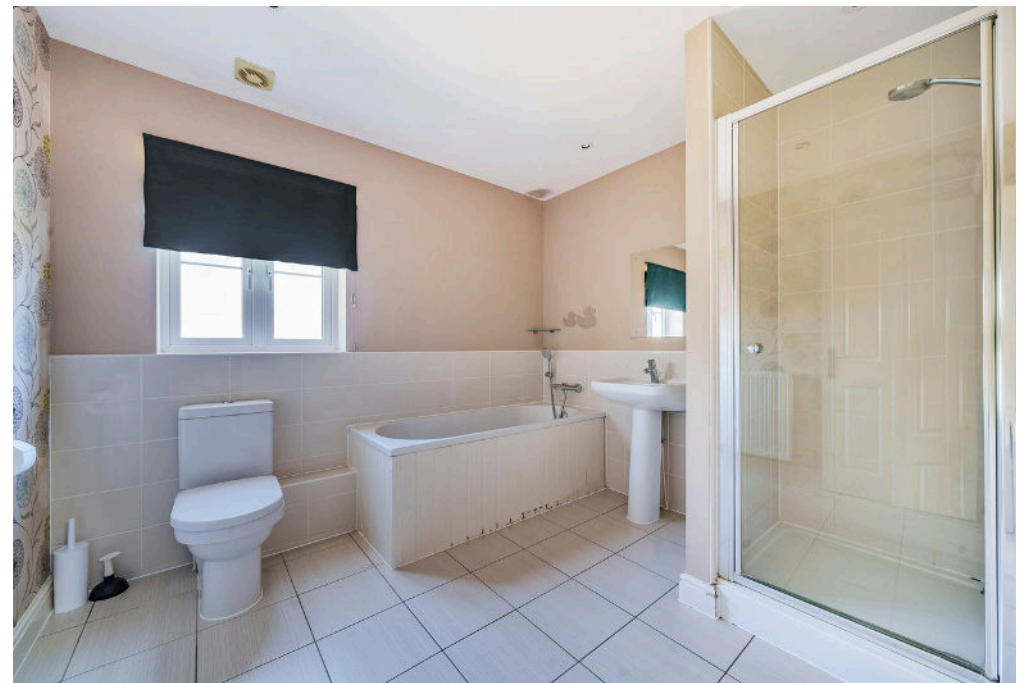
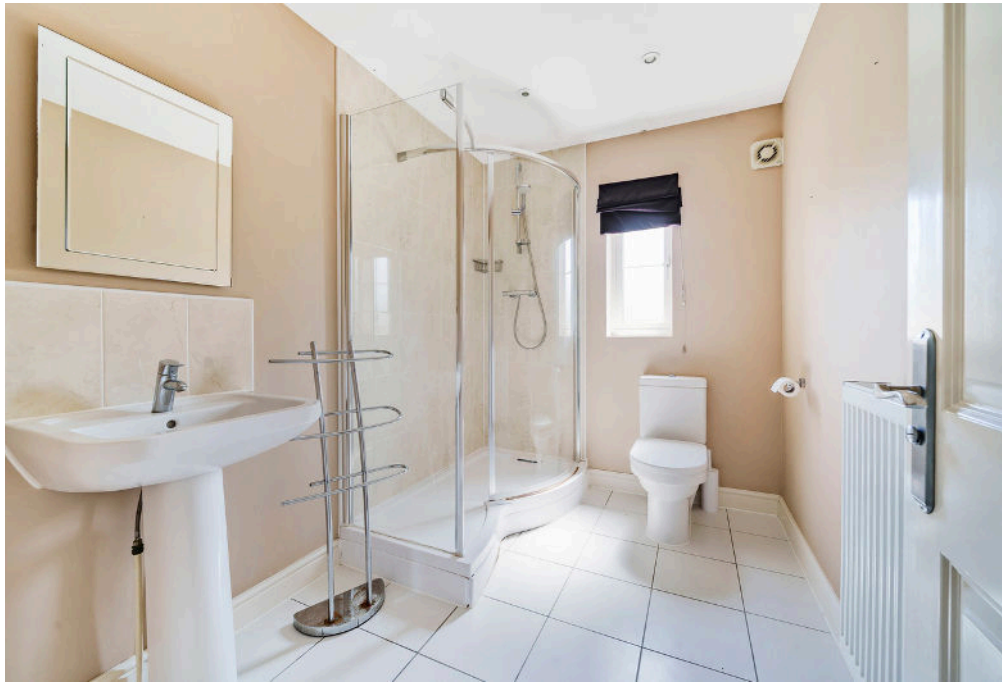


South Marston is a conveniently located village on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4. Train links are also available approximately four miles away from Swindon to all major stations.

uPVC Double Glazing, Gas Central Heating, Mains Water/Drainage and Electrical connections throughout.













Floorplan

Approximate Area = 2710 sq ft / 251.7 sq m

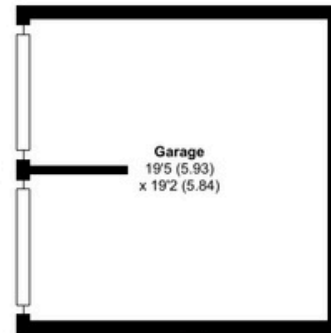
Garage = 373 sq ft / 34.6 sq m

Total = 3083 sq ft / 286.3 sq m

For identification only - Not to scale



Denotes restricted head height



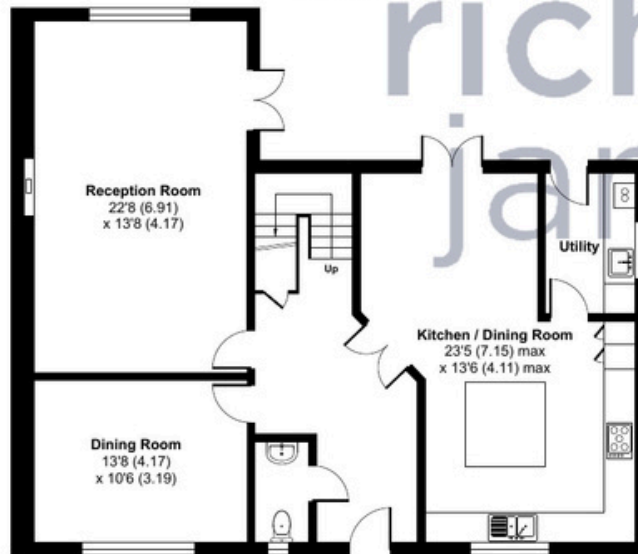
Garage
19'5 (5.93)
x 19'2 (5.84)

GARAGE



Bedroom 1
28'9 (8.77) max
x 16'8 (5.08) max

SECOND FLOOR



Reception Room
22'8 (6.91)
x 13'8 (4.17)

Dining Room
13'8 (4.17)
x 10'6 (3.19)

Kitchen / Dining Room
23'5 (7.15) max
x 13'6 (4.11) max

Utility

GROUND FLOOR



Bedroom 2
21' (6.40) max
x 13'9 (4.18) max

Bedroom 3
14'6 (4.41)
x 11' (3.35)

Bedroom 5
12' (3.66) max
x 11'9 (3.57) max

Bedroom 4
14'5 (4.39)
x 11'11 (3.64)

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1129809

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