



Highworth Road, South Marston, SN3 4SB

guide price **£475,000**

**richard  
james**



freehold energy  
efficiency rating

C

An impressive and attractive four bedroom detached property redecorated by the current owners situated in the sought after village of South Marston.

It has 3 bath/shower rooms, a great sized family kitchen with dining area, all rooms are spacious throughout, non-overlooked rear garden and a garage & driveway parking.

This impressive property totals circa 1662sqft and comprises; Entrance hall with built in cupboard, downstairs shower-room, spacious and stunning living room, study, conservatory with French doors onto the garden and a kitchen/diner room complete with range cooker. To the first floor is Landing with built-in storage/walk-in-wardrobe, five-piece family bathroom with both walk-in shower and bath, four light and airy double bedrooms, Master bedroom is especially well-sized and boasts en-suite shower room.

To the front of the property there is off-street parking leading up to the garage boasting power and light. The rear garden is well-sized, low-maintenance, with paved patio areas and is non-overlooked.

South Marston is conveniently located on the Wiltshire/Oxfordshire border with excellent road links to Oxford via the A420, M4 junction 15 c.5 miles away and Swindon Station c.4 miles away with direct train to London Paddington within an hour.

Welcome Home...









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Approximate Area = 1520 sq ft / 141.2 sq m  
Garage = 142 sq ft / 13.2 sq m  
Total = 1662 sq ft / 154.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR





## exceptional service

Our team will guide you through the process of buying or selling your home.

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- Honest valuations in current market conditions
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- Recommended financial advisors
- 5\* service from valuation to completion
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call us for a free valuation on your property

[rwb@richardjames.uk](mailto:rwb@richardjames.uk)

High Street | Royal Wootton Bassett | SN4 7AY

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

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