



richard  
james

**Pitchens Corner, The Pitchens, Wroughton, SN4 0RU**

**Guide Price £650,000 - £700,000**



## IN A NUTSHELL

 **5**
 **2**
 **3**


Situated in the historic 'Old Quarter' of Wroughton is this tucked away versatile detached property set within its own gardens and offering a mature and leafy outlook.

Wroughton is ideally located for easy access for commuters with M4 J16/15, Swindon Station and A419 all within a short drive. The Market towns of Marlborough and Royal Wootton Bassett as well as The Ridgeway Bridlepath and Barbury Castle are also nearby.

There is a wide range of public houses, choice of both primary and secondary schools, Doctors Surgery, Regularly Bus service, Gym with Swimming pool, Waitrose and Hall and Woodhouse restaurant which overlooks the Canal. and many more amenities. Of course Wroughton benefits from Old Town, for further shopping and leisure activities.

Council Tax Band: G

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







## EXCEPTIONAL SERVICE

Our team will guide you through the process of buying or selling your home. We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain while moving you in as swiftly and smoothly as possible.

-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5\* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

**CALL US FOR A FREE VALUATION ON YOUR PROPERTY...**

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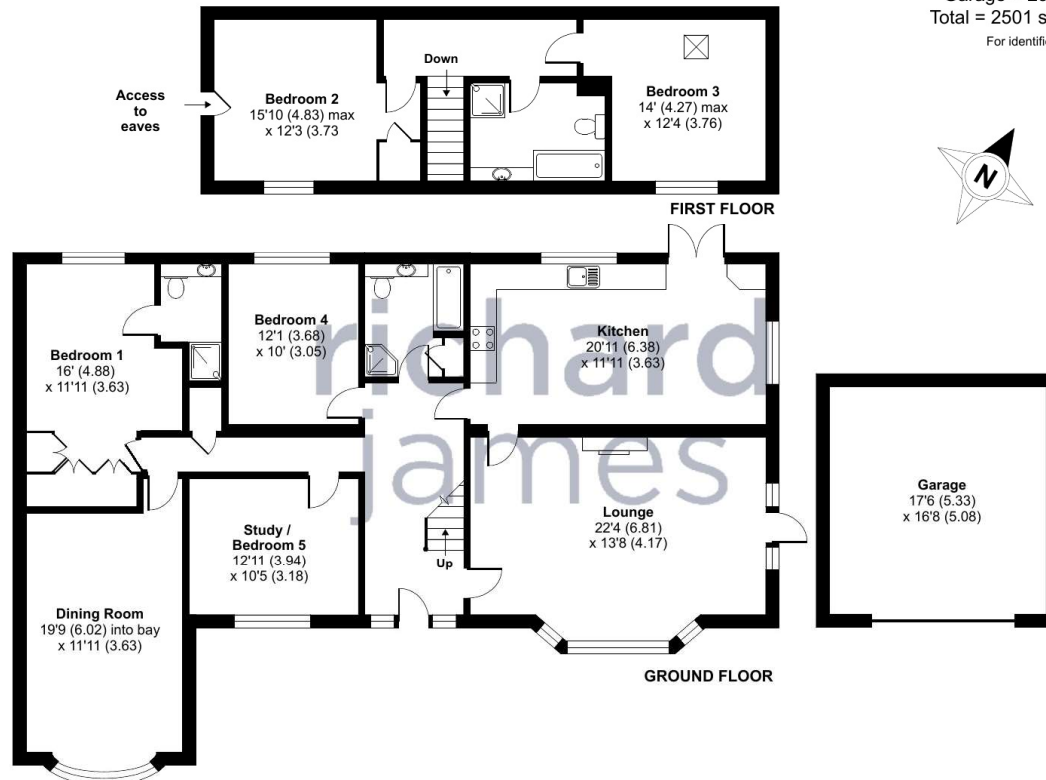
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Approximate Area = 2210 sq ft / 205.3 sq m  
Garage = 291 sq ft / 27 sq m  
Total = 2501 sq ft / 232.3 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Richard James. REF: 910717

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3. All Measurements are approximate.

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