

richard
james



Green Willows, High Street, Wanborough, Wiltshire, SN4 0AD

Guide Price £950,000 - £985,000



IN A NUTSHELL

 **4**
 **2**
 **3**

Green Willows is nestled on a c.1/4 acre plot and boasts stunning, private gardens, a spacious two bay garage/carport, as well as additional garage that could also be converted to provide further living space. Ample driveway parking for multiple vehicles and spanning across c. 2900square feet (including garaging), this remarkable family residence features four double bedrooms and versatile living space including 2 separate reception rooms and impressive open plan kitchen / family dining room with glass lantern which overlooks the garden.

Wanborough is an ever popular village offering a range of amenities, including a wide choice of pubs, schooling, bowling green and village hall to name a few. You are well connected with Swindon and have great transport links to A419, M4 and Swindon Station (London Paddington in c. 1hr). Marlborough, Cirencester as well as market towns of Royal Wotton Bassett and Highworth are all within easy reach.

The property is also offered for sale with the added convenience of NO ONWARD CHAIN!!

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

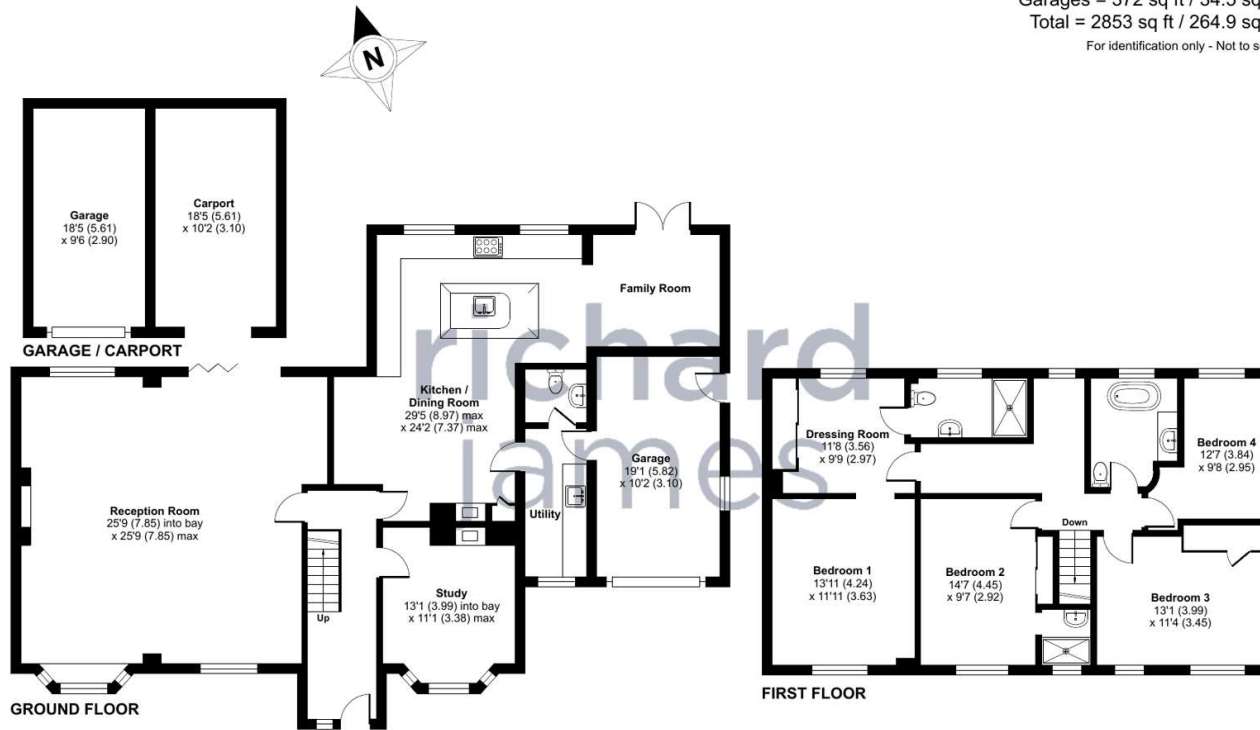



EXCEPTIONAL SERVICE

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

Approximate Area = 2481 sq ft / 230.4 sq m (excludes carport)
Garages = 372 sq ft / 34.5 sq m
Total = 2853 sq ft / 264.9 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). © nctchem 2024. Produced for Richard James. REF: 1121481

Richard James & their clients give notice that:

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.

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

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