



6 Minerva Heights, Blunston, SN26 8AB

Guide Price: £550,000 - £575,000

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Village & Country Homes



Broad Blunsdon Heights

Built by Newland Homes

Freehold | EPC Rating - B



Richard James are delighted to introduce 'The Hilmarton,' an exceptional four-bedroom detached residence with a double garage, situated within the esteemed Broad Blunsdon Heights development by Newland Homes. Nestled in the charming village of Blunsdon, on the outskirts of Swindon, this property epitomizes luxurious living in a tranquil setting.

In show-home condition, this beloved home enjoys a prime, secluded position within the development, featuring a beautifully landscaped, non-overlooked rear garden. The contemporary open-plan kitchen, complete with a central island and separate utility room, seamlessly extends into a sociable sun room with French doors that open onto the rear patio, perfect for entertaining and relaxation. The ground floor also includes a spacious lounge, a study, and a convenient downstairs WC.

Upstairs, the principal bedroom offers an ensuite shower room and built-in wardrobes. There are two additional double bedrooms, a single bedroom, and a family bathroom, providing ample space for family living.

The detached double garage, equipped with an electric roller door, has been thoughtfully set up as a home gym, featuring power, lighting, and fully boarded loft storage with ladder access. The driveway offers parking for three or more vehicles, with side access on both sides of the property adding to the convenience.

Blunsdon Heights, recognized as the 'Best New Large Housing Development' at the LABC Awards in 2019, is a testament to Newland Homes' commitment to quality and community. Experience the perfect blend of modern elegance and village charm in 'The Hilmarton.'

FREEHOLD

(No management charges applicable)

Council Tax Band - E

Swindon Borough Council



Blunston village benefits from a community run shop and two public houses, in addition to Flame Restaurant and many leisure facilities at the Blunston House Hotel. There is a local school, St Leonards CE Primary, and both Warneford secondary school in Highworth (4 miles) and Farmors secondary school in Fairford (10 miles) have bus services running through the village. With good road links via the A419 to the M5 and M4, and Swindon railway and bus stations, circa five miles, providing regular links to London (within an hour) this is a superb opportunity to get the best of both worlds just outside the main Town.







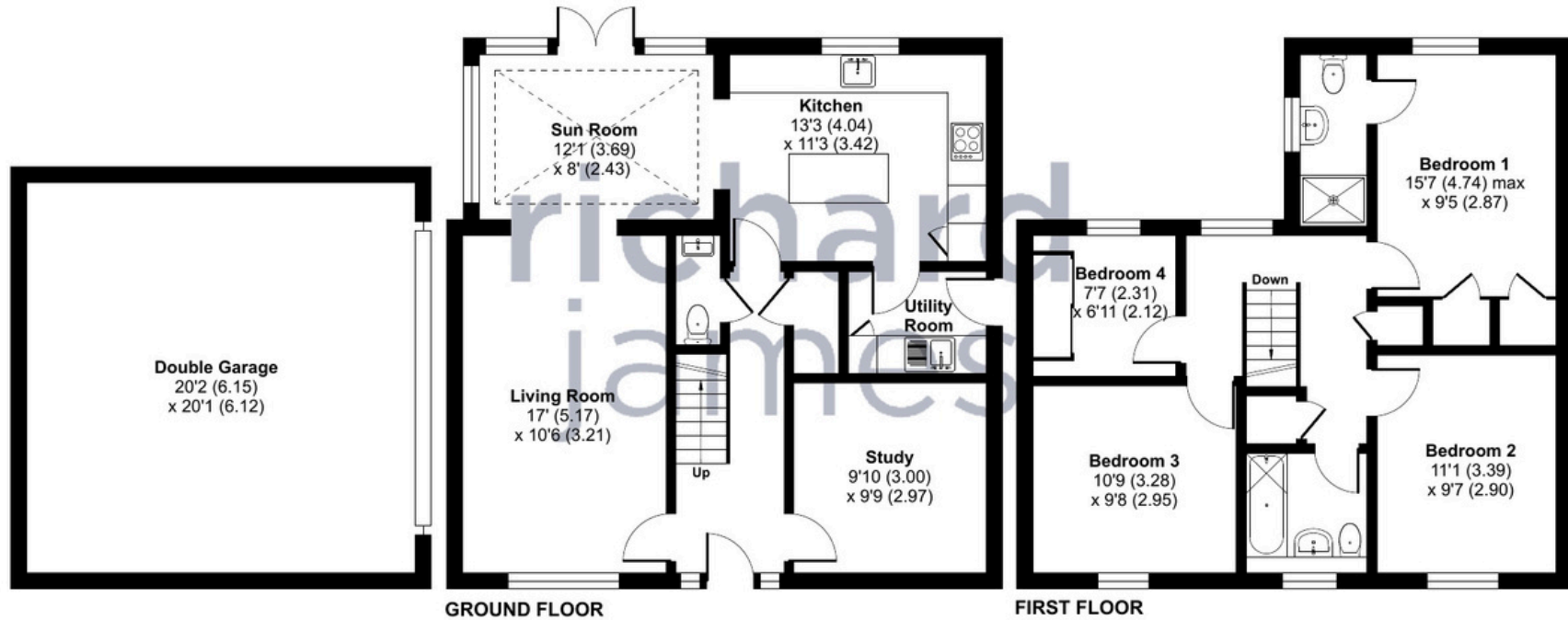






Floorplan

Approximate Area = 1315 sq ft / 122.1 sq m
Garage = 405 sq ft / 37.6 sq m
Total = 1720 sq ft / 159.7 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). © rjche.com 2024. Produced for Richard James. REF: 1152784

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