



richard
james

Belmont, 25 Swindon Road, Wroughton, Wiltshire, SN4 9AG

Guide Price £700,000-£800,000



IN A NUTSHELL



Belmont is a striking example of Victorian architecture, a detached home that exudes character and charm. Nestled within the quaint village of Wroughton, this beautiful residence boasts four spacious bedrooms, master bedroom with its own four piece ensuite. The home is rich with character features that harken back to its historic roots, including open fires, wood burners and bread oven.

The gardens of Belmont are equally impressive, encompassing approximately a third of an acre. These expansive grounds provide a serene retreat from the hustle and bustle of everyday life. Whether you're looking to cultivate a beautiful garden, create an outdoor entertainment area, or simply enjoy the peace and quiet, the possibilities are endless. The garden's layout and size also allow for significant flexibility in landscaping, ensuring it can be tailored to suit any preference or need.

One of Belmont's standout features is its generous amount of parking. The property offers ample space for multiple vehicles, ensuring convenience for residents and guests alike. Furthermore, the rear access is particularly advantageous for those with larger vehicles, such as motorhomes or boats, making storage easy and secure.

Belmont is more than just a home; it's a hidden gem within Wroughton, a village that offers a host of amenities and conveniences. The local shops provide everything you need for day-to-day living, while the nearby doctor's surgery ensures health care is always within reach. For families, Wroughton offers excellent schooling options, with both primary and secondary schools available.

Transport links are another highlight of Belmont's location. The village's access to the M4 and A419 makes commuting and traveling straightforward and efficient. Moreover, the Swindon train station is just a short drive away, offering direct and easy access to Paddington. This makes Belmont an ideal home for those who need to travel to London for work or leisure, providing the perfect balance of village tranquility and urban convenience.

Wroughton itself is a picturesque village, rich in community spirit and surrounded by the beautiful Wiltshire countryside. The area offers numerous walking and cycling routes, allowing residents to fully appreciate the natural beauty that surrounds them. The village also hosts a variety of community events and activities, fostering a strong sense of belonging and making it an excellent place to raise a family.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate Area = 2098 sq ft / 194.9 sq m
Outbuilding = 172 sq ft / 15.9 sq m
Total = 2270 sq ft / 210.8 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). © n3chem 2024. Produced for Richard James. REF: 1146448

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james**

80 High Street | Wroughton | SN4 9JZ

| 01793 311 013

alexhornby@richardjames.uk

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