



37 Wrag View, Highworth, Wiltshire, SN6 7QJ

40% Shared Ownership at £124,000

richard james

Village & Country Homes



Wrag View

Leasehold - 120 Years Remaining

Council Tax Band - C | EPC Rating - B



Discover a rare opportunity to own a beautifully presented three-bedroom semi-detached home, built by Persimmon Homes, located on the outskirts of the highly sought-after market town of Highworth, Wiltshire. This fabulous home is available on a 40% shared ownership basis, with the option to staircase up to 100% ownership, making it a perfect opportunity for those looking to take their first step onto the property ladder.

Upon entering the home, you are greeted by an inviting entrance porch with convenient WC that leads directly into a spacious living room, complete with under-stairs storage, perfect for keeping everyday essentials neatly tucked away. The ground floor also boasts a full-width kitchen/diner featuring a range of eye and base level units in a stylish neutral finish. French doors open onto the landscaped rear garden, creating a seamless transition to the outdoors. The garden itself has been thoughtfully designed with an alfresco patio area, ideal for entertaining, and a raised lawn complemented by flower beds, offering a peaceful retreat.

The first floor of this delightful property houses two generously sized double bedrooms, providing ample space for relaxation, alongside a versatile single bedroom that could easily function as a home office. A well-appointed three-piece family bathroom, complete with a shower over the bath, ensures all the essentials are in place. For added convenience, two large storage cupboards on this level offer additional storage solutions.

The property is completed by driveway parking at the front, with space for two cars, and gated side access to the rear garden, providing practical convenience for busy households. Set within a well-landscaped estate, this offering includes access to two large green spaces for residents to enjoy. The estate's prime location makes it even more desirable, situated only a stone's throw away from Wrag Barn Golf Club and Warneford Secondary School, making it an ideal choice for families.

Monthly Rent - £485.97

Monthly Service Charge - £38.36

Staircasing Restrictions - Can staircase to 100%



Highworth is a historic market town on the edge of the internationally renowned Cotswolds area. Highworth provides a wealth of amenities including schools, a doctors' surgery, chemist, dentist and butchers along with many restaurants, pubs and shops, including the Coop supermarket, and a Saturday market in the town square. The local, Halo leisure centre has a covered swimming pool with the football, cricket, tennis, golf and bowls grounds close by. Highworth town is conveniently located with good road communications via the A420 to Oxford as well as the A419 to the M4 and M5. Train links are available 4 miles away via Swindon to all mainline stations including London Paddington.





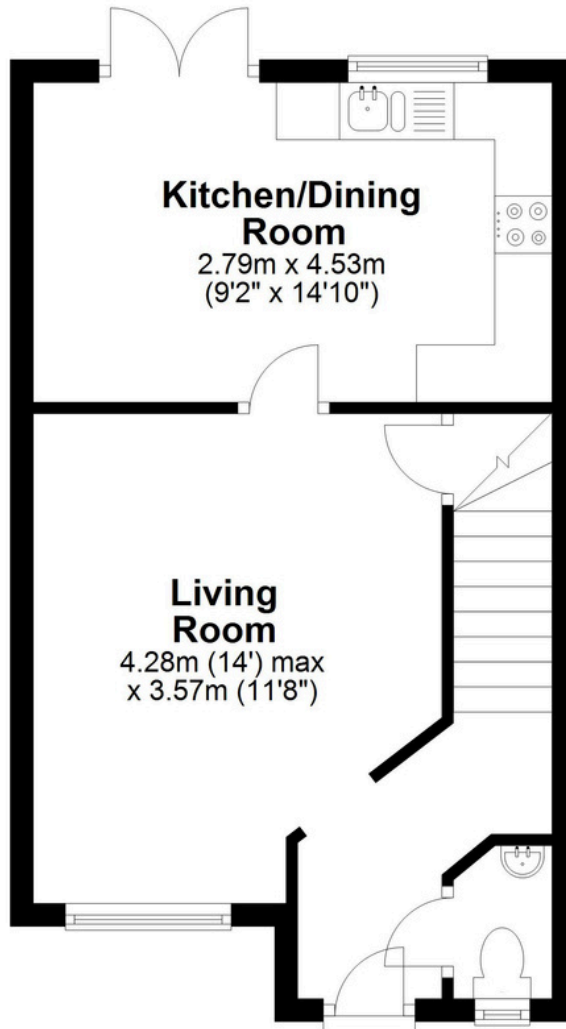




Floorplan

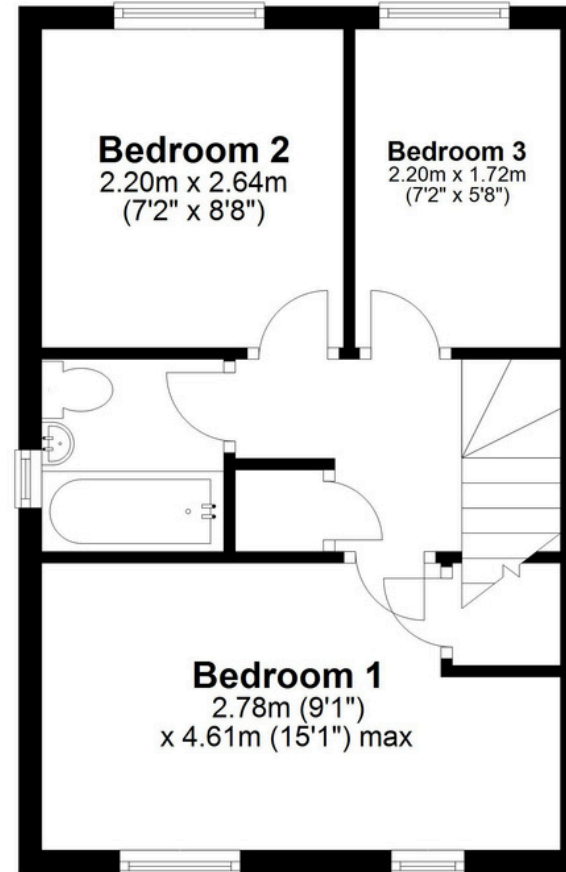
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 65.5 sq. metres (705.6 sq. feet)

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