



6 Pontings Close, Blunsdon, Swindon, SN26 7AH

**Asking Price: £325,000**

**richard james**

Village & Country Homes





## Pontings Close

Blunston

Freehold | EPC Rating - E



Nestled within a tranquil cul-de-sac of similar properties just off the high street in the picturesque village of Blunston, this charming bungalow offers a perfect blend of comfort and convenience. This well-maintained home is ready for its new owners, featuring a range of modern upgrades and a serene village setting. The ground floor layout includes a spacious living room with a fully-serviced back boiler and fireplace, creating a warm and inviting space to relax. The adjacent dining room and kitchen provide ample space for family meals and entertaining, with the kitchen boasting plenty of storage and worktop space. The new, modern shower room is a standout feature, offering contemporary fixtures and fittings.

The bungalow offers three bedrooms, with the ground floor bedroom offering easy access and convenience, while the two additional bedrooms upstairs provide ample space and breathtaking views over the Cotswolds from the front-facing bedroom.

Storage is plentiful with access to eaves storage on the first floor, ensuring a clutter-free living environment.

The property also comes with several practical enhancements, including a new fuse board, a full EICR test certificate, and a reliable immersion hot water tank. The electric remote-operated up-and-over garage door adds to the convenience, providing secure parking and additional storage. With double-glazed windows throughout, the home is energy-efficient and comfortable year-round.



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the property video



Outside, the property benefits from a generous driveway with space for three or more vehicles and a mature rear garden with a raised lawn and lower patio area which leads round to the personal garage door. A large wooden shed on the upper level provides essential storage for garden enthusiasts!

Blunsdon's vibrant community, complete with a new community shop and café, village hall, and two charming pubs, awaits its next custodian. Easy access to the A419 and Swindon cycle path network ensures convenience for all.

Blunsdon village not only benefits from a community run shop and two charming public houses, but also benefits from the Flame Restaurant and many leisure facilities available at the Blunsdon 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.

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Swindon Borough Council  
Council Tax Band - C

Gas Central Heating  
uPVC Double Glazing  
Mains Water & Drainage Connection  
Mains Electrical Connection

















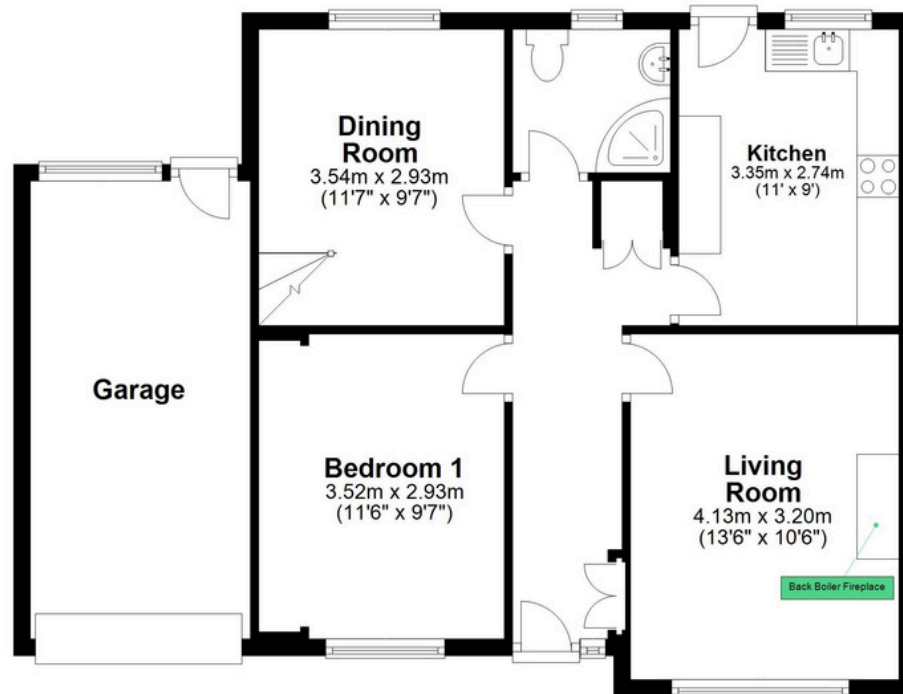




# Floorplan

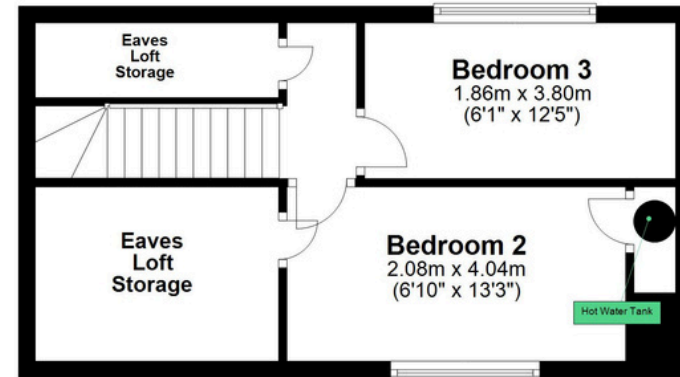
## Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.3 sq. feet)



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