



33 Lysander Crescent, Watchfield, Oxfordshire, SN6 8DF

**Asking Price: £630,000**

**richard james**

Village & Country Homes





## Lysander Crescent

FREEHOLD

Council Tax Band - F | EPC Rating - B



Introducing a stunning FIVE-BEDROOM DETACHED home by Barratt Homes, featuring a DOUBLE GARAGE and set on a prime plot within this delightful development in Watchfield offering an impressive 2464sqft of accommodation.

The ground floor offers an inviting entrance hall with a downstairs toilet, a beautiful dual-aspect lounge measuring 21'5ft x 11'7ft with a Bay Window and French doors leading to the garden, an additional reception room with another Bay Window, a modern utility room with garden access, and the impressive 22'8 x 10'6ft kitchen/diner complete with AEG appliances and five-ring gas hob.

The first floor hosts a four-piece family bathroom, two double bedrooms, one of which includes an ensuite, and the expansive principal suite with a dressing area and a luxurious six-piece featuring a walk-in shower, His & Hers sinks, a bath, toilet, and bidet.

On the top floor, you'll find two more double bedrooms and an additional family shower room. This floor is bathed in natural light thanks to multiple Velux windows, and a spacious landing adds to the airy feel. A handy loft-style storage area is accessible from one of the bedrooms.

Externally, this property boasts a DOUBLE GARAGE with power and lighting, ample driveway parking, and a generous, sunny rear garden with patio. The exterior is equally impressive, with beautifully landscaped shrubbery and a well-maintained lawn flanking the front path.

uPVC Double Glazing throughout | Gas Central Heating | Mains Utilities

Approx. £25 Monthly Service Charge payable to Management Company for the upkeep of the Estate.





Watchfield is a vibrant community with local shops, a primary school, pub, and village hall. The area offers scenic walks along the historic Ridgeway, home to an Iron Age castle and the White Horse. Convenient transport links include regular bus routes to Swindon and Oxford, with train services to major cities from nearby stations.



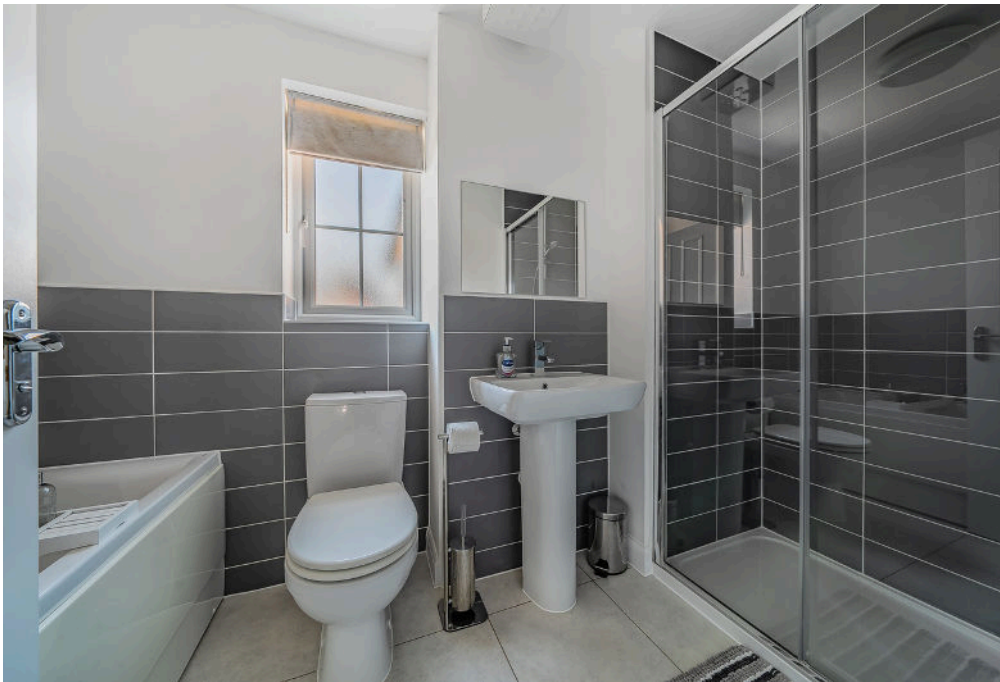


















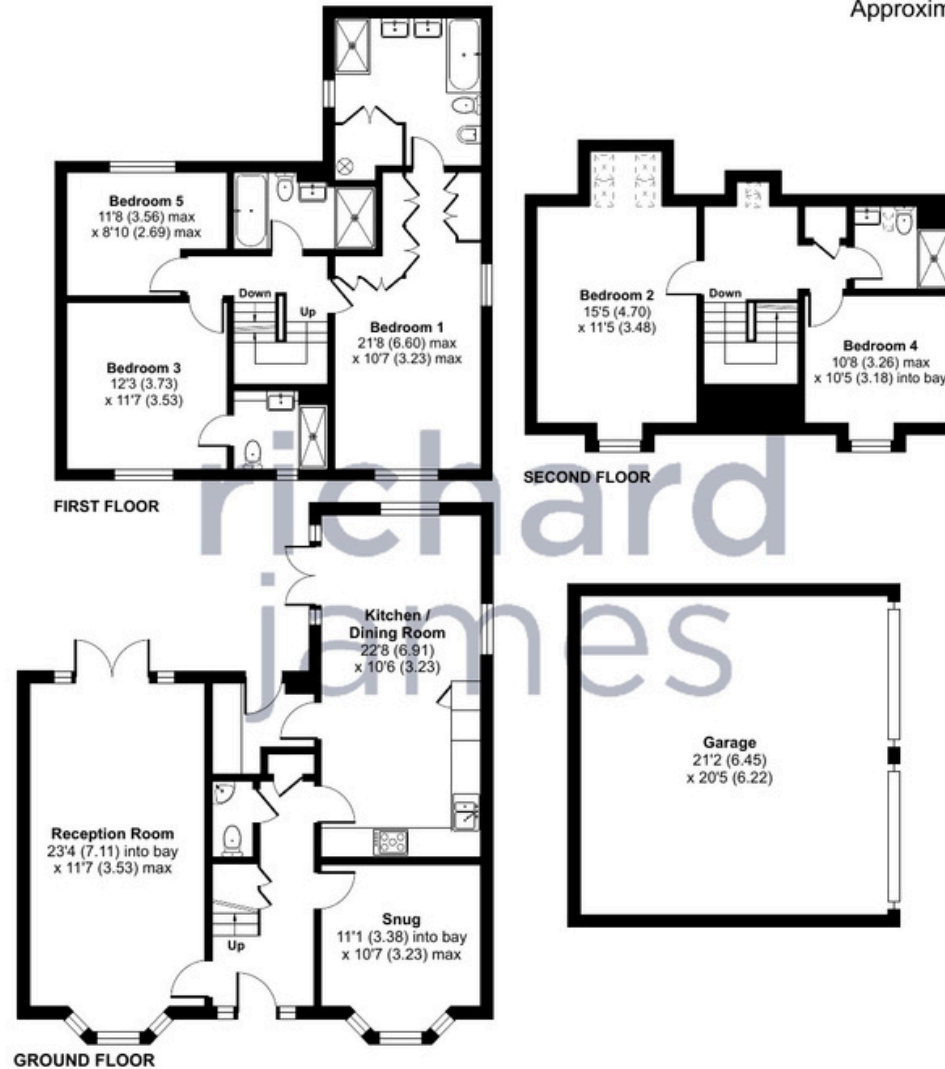




# Floorplan



Approximate Area = 2033 sq ft / 188.9 sq m  
Garage = 431 sq ft / 40 sq m  
Total = 2464 sq ft / 228.9 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). © nitchecom 2024. Produced for Richard James. REF: 1165583

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