

richard  
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**Westfield House, Broad Hinton, Nr Swindon, Wiltshire, SN4 9PQ**

**Guide Price £1,250,000**



## IN A NUTSHELL



If you're looking for privacy and seclusion, Westfield House meets this criteria. Nestled on over 1.25 acres of land, this expansive 3000 square-foot property features five generously sized bedrooms, providing ample living space for a large family or guests. The property is accessed via a private drive, ensuring both privacy and a grand entrance.

A double garage and abundant parking space make it convenient for multiple vehicles. For sports enthusiasts, the property includes tennis courts, offering a perfect setting for recreational or competitive play.

The home overlooks open fields, offering picturesque views and a serene environment. While the property is well-appointed, there is ample scope for improvement, allowing you to tailor it to your personal tastes and requirements.

Location-wise, it is perfectly situated with easy access to the bustling town of Marlborough, market town of Royal Wootton Bassett and the village of Wroughton, providing a blend of rural charm and modern conveniences. Additionally, it offers quick access to Devizes and Swindon, making daily commuting or occasional trips hassle-free.

The A419 and M4 are easily reachable, providing excellent road connectivity. Furthermore, Swindon train station is within easy access, offering mainline services for efficient travel to and from Swindon and beyond.

This property combines space, potential, and a prime location, making it a unique and desirable home.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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-  Dedicated sales progression team
-  Recommended financial advisors
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-  Professional photography
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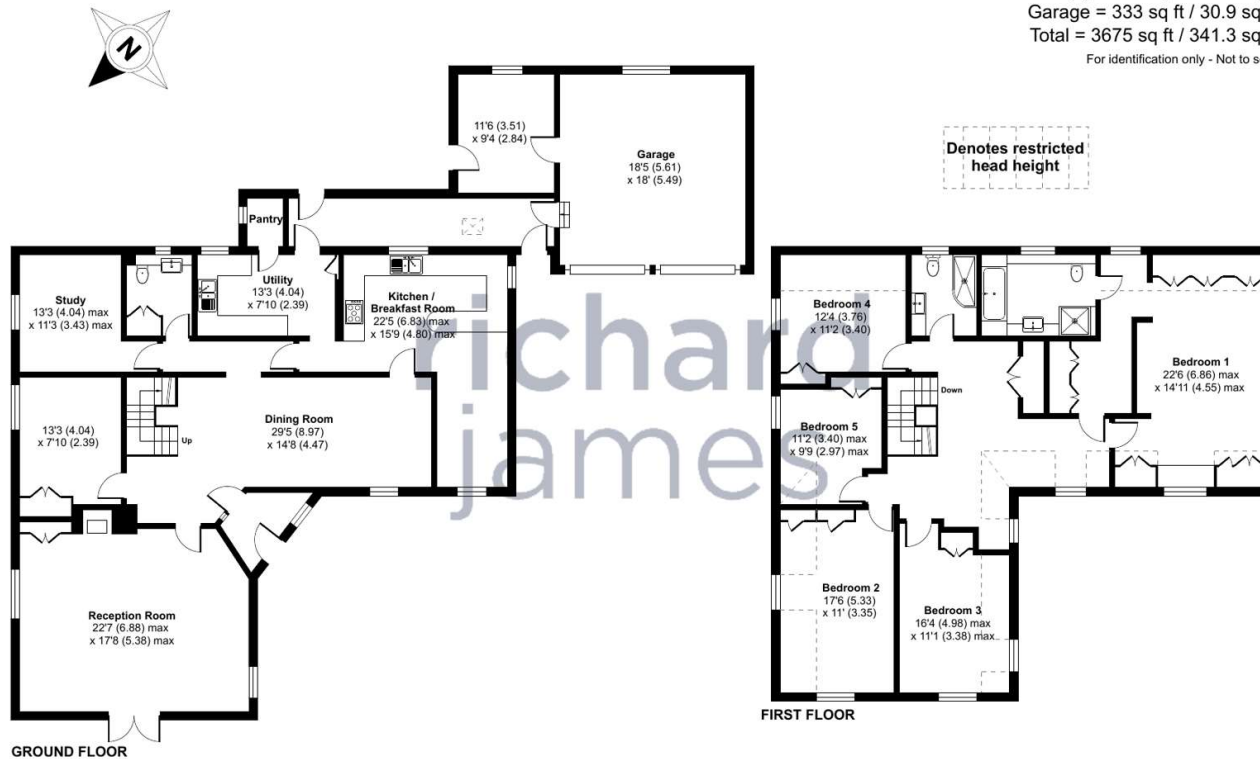
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Approximate Area = 3070 sq ft / 285.2 sq m  
Limited Use Area(s) = 272 sq ft / 25.2 sq m  
Garage = 333 sq ft / 30.9 sq m  
Total = 3675 sq ft / 341.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3cheom 2024. Produced for Richard James. REF: 1160791

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