

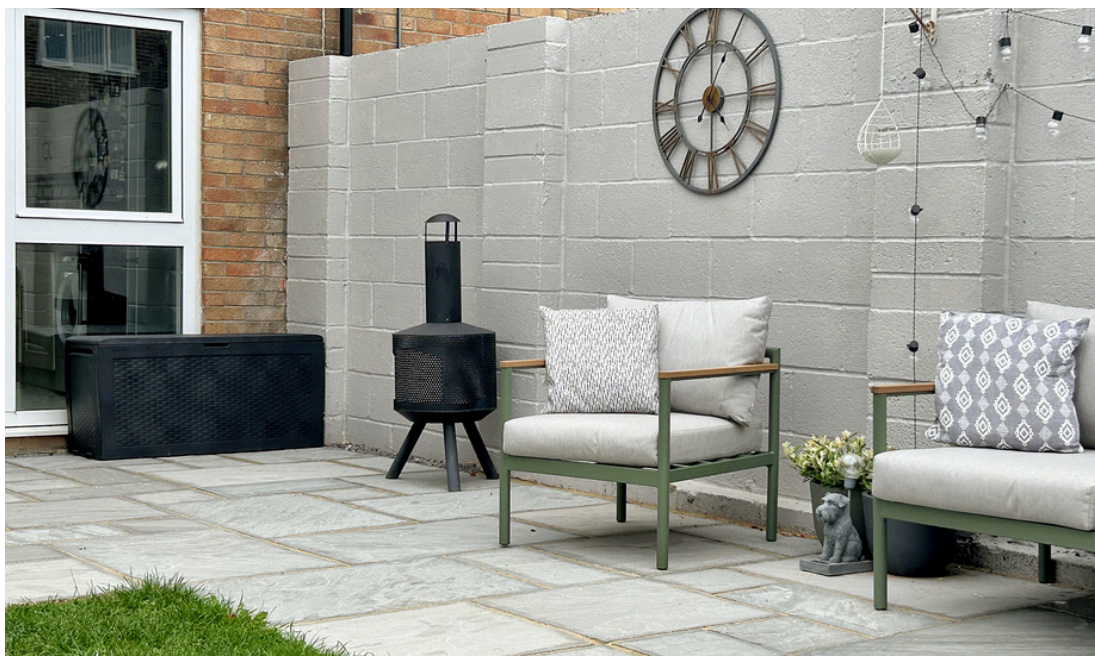


91 Edencroft, Highworth, Swindon, Wiltshire, SN6 7NH

Guide Price: £260,000 - £270,000

richard james

Village & Country Homes



Edencroft

FREEHOLD

Council Tax Band - C | EPC Rating - E



Nestled in the charming and sought-after market town of Highworth, Wiltshire, this beautifully presented three-bedroom property offers an ideal blend of modern living and traditional comfort. Recently enhanced by the current owners, the home features thoughtful improvements, including a stunning new four-piece bathroom suite and a stylish redecoration throughout, creating a fresh and inviting atmosphere.

Upon entering, you are welcomed by a spacious hallway leading to a generously sized living room, perfect for cozy family gatherings or entertaining guests. Adjacent to the living room, the reception room provides a versatile space that could be used as a home office or playroom. The heart of the home is the expansive kitchen/dining area, offering plenty of room for both meal preparation and dining, with easy access to the delightful rear garden.

The first floor boasts three well-proportioned bedrooms. The main bedroom provides ample space for relaxation with fitted sliding wardrobes for storage, while bedroom two offers similarly generous dimensions, making it ideal for children or guests. Bedroom three, compact yet functional, is perfect as a child's room or study and comes complete with built-in storage.

A standout feature is the property's enclosed, walled rear garden, which has been carefully designed for outdoor enjoyment. A spacious patio area invites alfresco dining during the warmer months, while the lawn provides an ideal play area or space to unwind. The garden's privacy ensures it is a tranquil retreat from everyday life.

Further conveniences include driveway parking for one vehicle, ensuring ease of access and practicality.

Mains Water & Drainage | Electric Storage Heaters + Electric Immersion Tank |
uPVC Double Glazing



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.



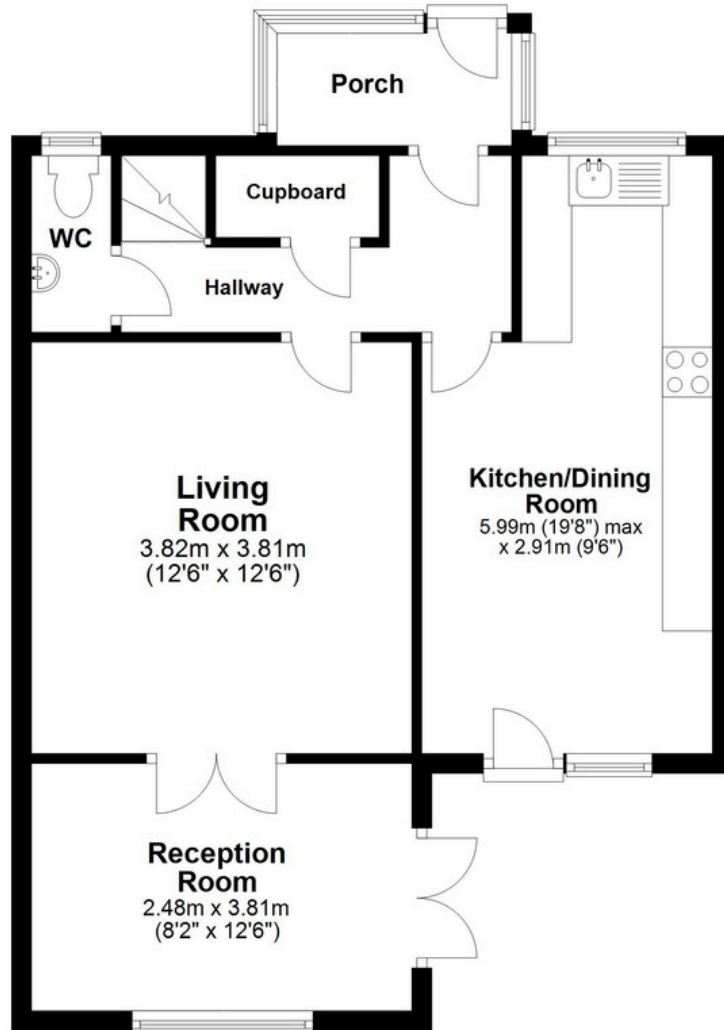






Ground Floor

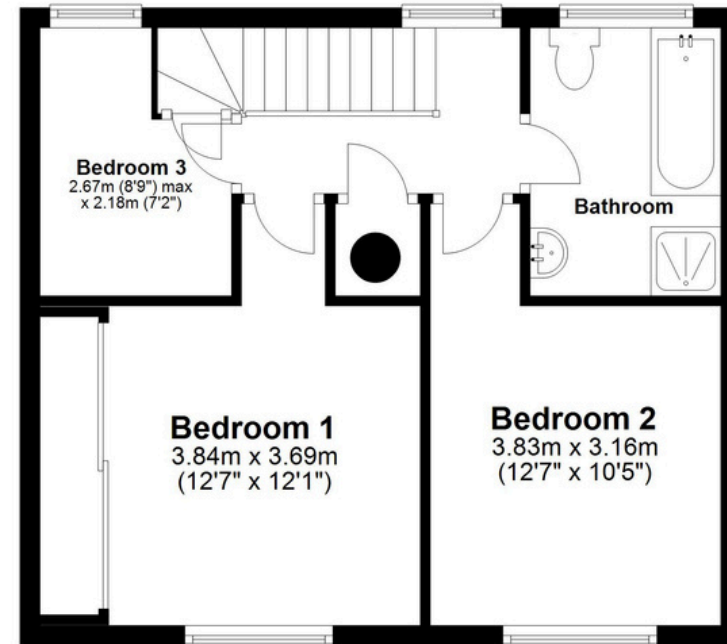
Approx. 53.5 sq. metres (575.9 sq. feet)



Floorplan

First Floor

Approx. 46.6 sq. metres (501.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.4 sq. feet)

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