



Greatfield, Swindon, SN4 8EQ

offers in excess of **£470,000**

**richard
james**

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Nestled in a peaceful rural setting, this charming 3-bedroom cottage beautifully combines traditional character with modern comfort. The welcoming hallway, with classic flagstone flooring, leads to the lounge, conservatory, kitchen, and stairs, providing a warm introduction to this delightful home.

The cosy lounge, with its inviting log burner and wooden flooring, is the perfect place to relax. Natural light streams in through the front-facing window, while double doors open to the conservatory, offering a seamless connection to the outdoors, ideal for quiet moments or entertaining.

The spacious kitchen balances charm and practicality, featuring a traditional Rayburn cooker, Belfast sink, and flagstone flooring. With ample fitted units and space for a dining area, it's perfect for both everyday meals and family gatherings. Adjacent is a utility room, providing space for essential appliances, and an additional entrance porch enhances the home's functionality.

The modern bathroom on the ground floor is sleek and stylish, featuring a contemporary suite with a bath, shower, and heated towel rail. Fully tiled, it's brightened by natural light from a side window.

Upstairs, the landing leads to three well-proportioned bedrooms. The main bedroom is bright and spacious, with serene views of the surrounding fields, while the second and third bedrooms offer flexibility for family, guests, or a home office.

Outside, the generous garden is a tranquil retreat, bordered by fences and hedges, with mature shrubs and trees providing a stunning backdrop. The lawn and patio offer plenty of space for outdoor dining or relaxation. Beyond the garden, rolling fields with grazing animals enhance the sense of rural living, creating a picturesque and peaceful setting.

call us for a free
valuation on your property

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High Street | Royal Wootton Bassett
| SN4 7AY



This charming cottage offers the perfect escape to the countryside while still providing all the comforts of modern living. With its idyllic rural location, outstanding views, and character-filled spaces, this property is an ideal home for those seeking peace, beauty, and a connection to nature.









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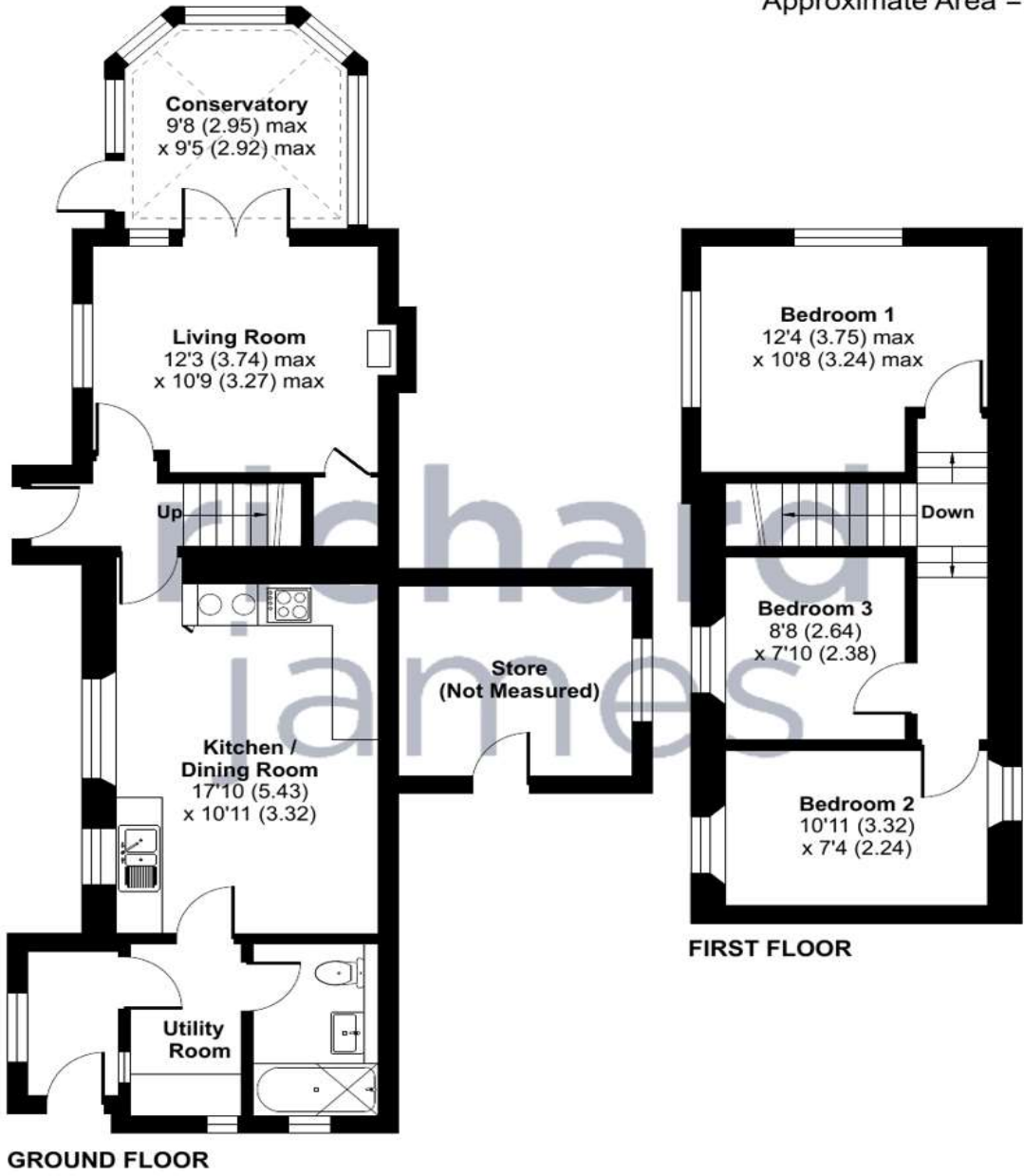
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Approximate Area = 970 sq ft / 90.1 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1177559

NB These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order. All Measurements are approximate. Images for illustration purposes only.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	