



19 Minerva Heights, Blunsdon, Swindon, SN26 8AB

Offers in excess of £525,000

richard james

Village & Country Homes



Broad Blunsdon Heights

FREEHOLD

Council Tax Band - E | EPC Rating - B



Richard James proudly presents The Hilmarton, an outstanding four-bedroom detached home with a single garage, located in the prestigious Broad Blunsdon Heights development by Newland Homes. Situated in the picturesque village of Blunsdon, on the outskirts of Swindon, this property offers a perfect combination of luxury and tranquility.

Immaculately presented in show-home condition, this cherished property occupies a prime, secluded position within the development, featuring a beautifully landscaped rear garden complete with Artic Cabin - perfect for an evening of Marshmallow roasting with the family!

The modern open-plan kitchen, complemented by a separate utility room, flows effortlessly into a welcoming garden room with French doors leading to the rear patio—ideal for entertaining or relaxing. The ground floor also boasts a spacious lounge with a media wall, a study, and a convenient downstairs WC. A striking staircase with a glass balustrade leads to the first floor.

Upstairs, the principal bedroom includes an ensuite shower room and built-in wardrobes, while two additional double bedrooms, a single bedroom, and a family bathroom provide ample space for family living.

The property boasts a single garage with up-and-over garage door and parking available at the front, alongside parking next to the house on the right-hand side.

Broad Blunsdon Heights, celebrated as the Best New Large Housing Development at the 2019 LABC Awards, reflects Newland Homes' dedication to quality and community living. The Hilmarton perfectly combines contemporary elegance with the charm of village life.



Blunsdon village offers a community-run shop, two pubs, the Flame Restaurant, and extensive leisure facilities at the Blunsdon House Hotel. Local education options include St Leonard's CE Primary School, with bus services to Warneford Secondary School in Highworth (4 miles) and Farmor's Secondary School in Fairford. Excellent road connections via the A419 to the M5 and M4, as well as Swindon's railway and bus stations provide convenient access to London in under an hour. This property offers an exceptional opportunity to enjoy the best of both countryside charm and urban convenience.







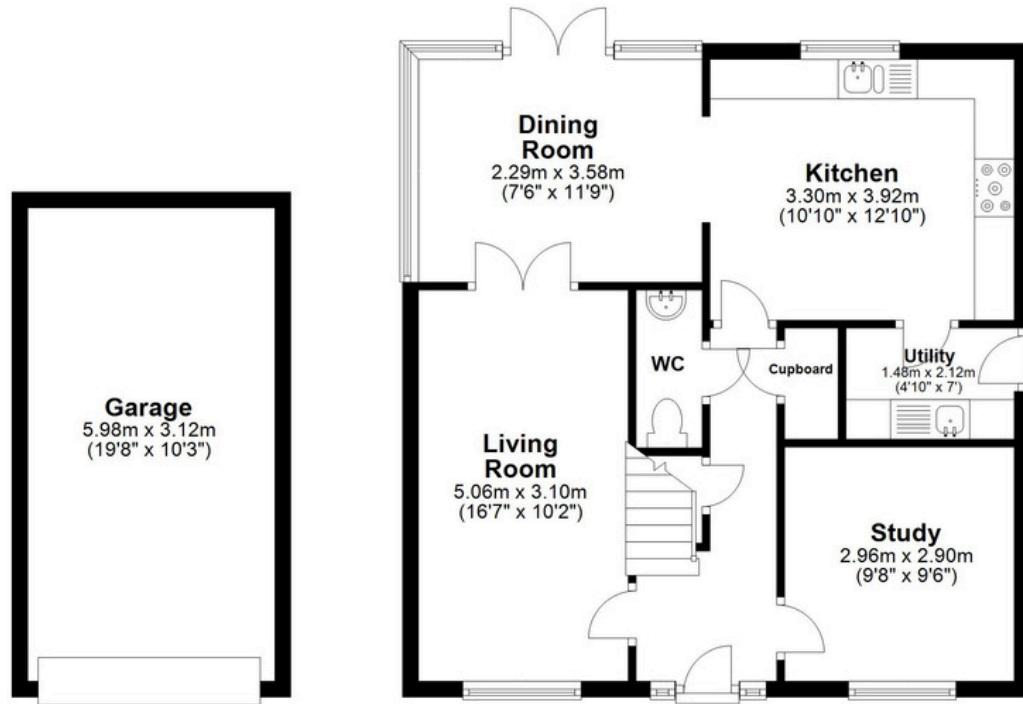




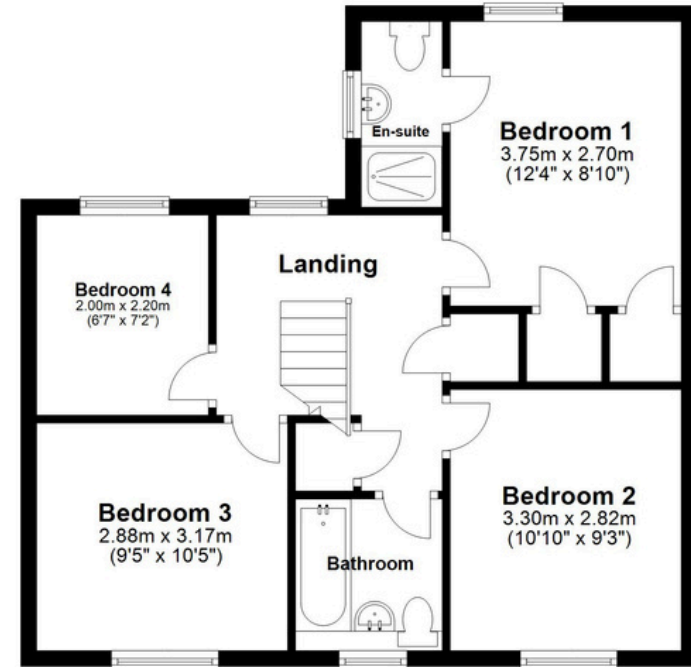


Floorplan

Ground Floor
Approx. 78.5 sq. metres (845.2 sq. feet)



First Floor
Approx. 54.7 sq. metres (588.8 sq. feet)



Total area: approx. 133.2 sq. metres (1434.0 sq. feet)

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