



WINTERBOURNE BASSETT,  
WILTSHIRE

Carter Jonas



## 22 WINTERBOURNE BASSETT, SWINDON, WILTSHIRE, SN4 9QB

AN IMPRESSIVE AND SUBSTANTIAL FIVE BEDROOM FAMILY HOUSE SITUATED IN THE DELIGHTFUL VILLAGE OF WINTERBOURNE BASSETT.

### KEY FEATURES

- 2873 square feet
- 5 bedrooms
- 4 bathrooms (3 ensembles)
- Flexible living accommodation
- Driveway parking
- Double garage
- Glorious garden, backing onto fields
- Peaceful village location



### SITUATION

The property is situated in the popular village of Winterbourne Bassett which lies within an Area of Outstanding Natural Beauty, on the edge of the glorious Marlborough Downs and has a church and a brilliant community run public house. The neighbouring village of Broad Hinton offers further amenities including the village hall which offers a range of clubs and social events. The nearby market towns of Royal Wootton Bassett and Marlborough (about 7 miles) both offer an excellent range of local amenities. The commercial centre of Swindon (about 7 miles) has direct rail services to London Paddington (about 55 minutes). Access to the M4 (junction 16) is about 6 miles away. The beautiful surrounding countryside has many footpaths and bridleways making it ideal for walking, riding and other country pursuits.

## DESCRIPTION

22 Winterbourne Bassett is a detached family home of red brick elevations under a tiled roof and relieved by double glazed UPVC windows.

The property offers generously proportioned rooms and, due to the good ceiling heights which run throughout the property, it enjoys a lovely light and airy feel. The tastefully decorated dual aspect main reception room benefits from a Jetmaster Stove and a delightful vista towards the rear garden and flows seamlessly through to the formal dining room.

The open space of the kitchen / family / garden room provides an excellent entertaining area and really is the heart of the home. It is large enough for a dining table and seating area and has direct access via French Doors to the paved seating area outside.

The study / playroom, utility room and cloakroom room complete the downstairs accommodation.

Over the years, the house has been cleverly extended to create a gem of a family home. The staircase leads up to a bright and spacious landing where this is a relaxing reading area. The principal bedroom, with plethora of built in wardrobes, enjoys an ensuite bathroom with separate shower. The two largest guest bedrooms benefit from their own ensuite shower rooms and the well-appointed family bathroom serves the final two bedrooms.

## OUTSIDE

Approached via a shared access driveway, there is an ample gravelled parking area for several vehicles and access to the double garage, with electric doors. The mature rear garden has been delicately cultivated over the years by the sellers and offers an abundance of flower and shrub borders offering colours throughout the seasons. There is a large, paved terrace providing a seating area for enjoying alfresco dining. There is a pond towards the rear of the garden and a vegetable garden, from where you can enjoy the most wonderful rural views over the fields beyond.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, private drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details.
- Flood Risk - low risk

**GUIDE PRICE** £875,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

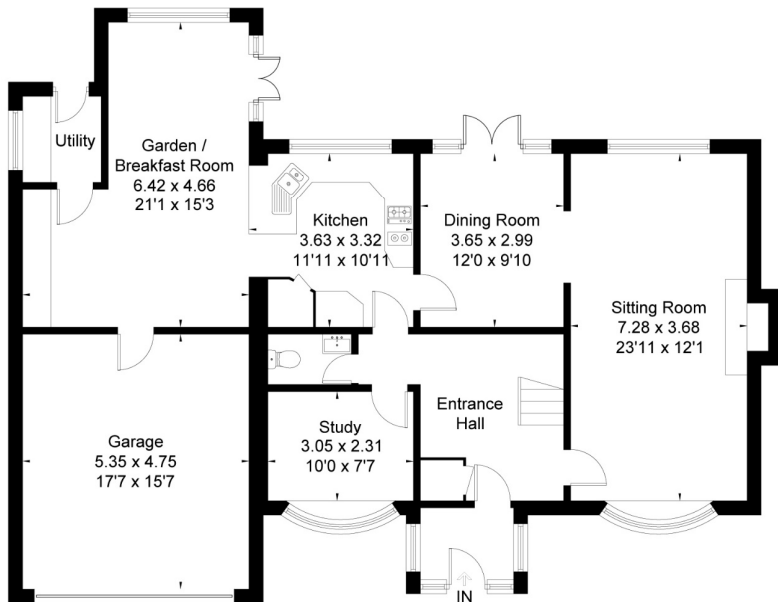




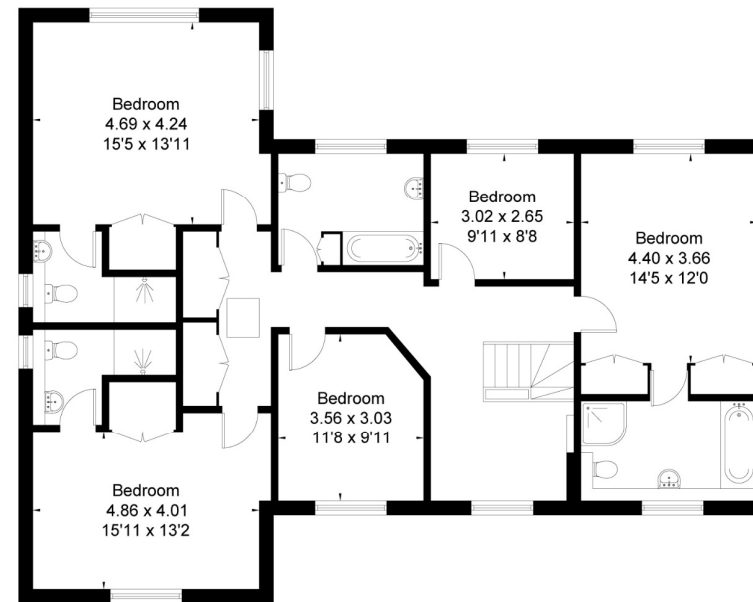




Winterbourne Bassett Swindon, SN4  
Approximate Area = 2873 sq ft / 266.9 sq m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70161

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**IMPORTANT INFORMATION**

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Classification L2 - Business Data