



**BROAD TOWN ROAD,
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Carter Jonas

27 BROAD TOWN ROAD, BROAD TOWN, SWINDON, WILTSHIRE, SN4 7RB

ENJOYING FAR REACHING RURAL VIEWS AND SET IN C1.62 ACRES, THIS IS AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOUSE WITH STABLES AND A THREE-BAY CARPORT WITH STUDIO ABOVE.

KEY FEATURES

- Welcoming entrance hall
- Sitting room with woodburning stove
- Kitchen / Dining room
- Family room / snug
- Study
- Utility Room
- Principal Bedroom with ensuite
- Three Further Double Bedrooms with En Suite Facilities
- Gardens and Grounds of circa 1.62 Acres in all
- Driveway parking and triple car port with annex above



SITUATION

Broad Town is a popular and rural village and forms part of the parish of Broad Hinton and Clyffe Pypard. Local village amenities include an Infant and Junior school, parish church and popular Village Hall. There is a public house and an Italian Restaurant in the nearby village of Broad Hinton. The town is located just 2 miles from the town of Royal Wootton Bassett and the thriving market town of Marlborough is also within easy reach, offering a high street full of boutique shops and alongside larger national retailers such as Waitrose. Broad Town Primary School has secondary provision at nearby Royal Wootton Bassett Academy, which has been rated as 'Outstanding' by Ofsted.

The transport links are well provided with rail services to London Paddington from Swindon (60 minutes) the M4's easy access at Junction 15 or 16 giving convenient routes to London and the West Country. The surrounding area affords excellent countryside walking, including the nearby White Horse on the hillside.

DESCRIPTION

Situated on the edge of the village, 27 Broad Town Road is a delightful and immaculately presented four-bedroom family house of brick elevations under a slate roof and enhanced by double glazed sash windows.

At 3689 square feet, there is a wealth of space and the whole house has a wonderful feel to it and flows seamlessly from room to room. The spacious sitting room, with stone fireplace and wood burning stove, is of grand proportions with lovely views out over the garden.

The open-plan kitchen/dining area is the heart of the home and is an ideal space for family meals or entertaining guests. The kitchen is fitted with a range of modern units and appliances and offers a light and good size space with French doors opening onto the terrace.

The house offers great flexible space throughout and there is also a cosy family room off the generous hallway which is a perfect space for relaxing. The other side of the welcoming hallway is a large study with double doors leading out to the garden. This room could also function as a separate dining room. The ground floor accommodation is completed by the utility room and separate cloakroom.

All of the bedrooms are good sized double rooms, tastefully decorated with built in wardrobes and contemporary ensuite facilities. The expansive principal bedroom suite enjoys an abundance of fitted wardrobes and large ensuite bathroom, with bath and separate walk-through shower. French doors lead from the bedroom to the balcony where you can enjoy views over the garden and countryside beyond.

OUTSIDE

The house is approached via electric gates and leads onto a gravel drive with ample parking, which in turn leads onto a generous triple carport with a studio above. The studio is another flexible space that could be used as a home office or as overflow bedroom accommodation.

The gardens and grounds extend to approx. 1.62 acres in all, with a southwest facing terrace leading to formal garden which is laid to lawn. The equestrian facilities incorporate two stables, a tack room, storage sheds and a yard and there is a large paddock to the rear.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water and drainage. Ground source heat pump, underfloor heating downstairs and radiator heating upstairs.
- Council tax band: G
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- EPC Band - C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,400,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Broad Town Road, Broad Town Swindon, SN4
 Approximate Area = 3689 sq ft / 342.7 sq m
 Outbuildings = 884 sq ft / 82.1 sq m
 Total = 4573 sq ft / 424.8 sq m
 (Excluding Carport / Shed)



Ground Floor

First Floor

Second Floor

Annexe

(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



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 #73727

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IMPORTANT INFORMATION

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