



GRANT FRASER  
TOWN & COUNTRY

2 Horseshoe Square, Blunsdon, Swindon, Wiltshire, SN26 7AX  
**Offers over £400,000**



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Located in a cul-de-sac in Horseshoe Square of Blunston, Swindon, this detached house was built in 2022 by Hills Homes, with a generous 1,098 square feet of well-designed space.

As you enter, you are greeted by a generous hallway. The heart of the home is the open-plan kitchen diner, which is perfect for family gatherings and social occasions. The kitchen is designed with contemporary fittings, making it both functional and aesthetically pleasing. The living room enjoys a leafy outlook to the front. There is a handy utility and cloakroom.

This modern home features three spacious bedrooms, each equipped with built-in wardrobes, providing plenty of storage. Bedroom one benefits from an en-suite shower room, offering a private retreat for relaxation.

Situated in a peaceful cul-de-sac, the property is opposite a public open space, ideal for leisurely strolls or outdoor activities including a young children's play park. The local area is rich in amenities, including village pubs, a community hall, a church, and a shop/café, all within easy reach. Families will appreciate the nearby primary school and the convenient bus service to secondary schools.

For those who commute, Swindon train station is just 4.6 miles away, while the M4 motorway is a mere 7.5 miles, providing excellent transport links to surrounding areas.

With the remaining NHBC warranty, this home offers peace of mind for its new owners. This property is not just a house; it is a wonderful opportunity to embrace a vibrant community lifestyle in a modern, comfortable setting.

## Description

Comprising entrance hallway, living room, kitchen, dining room, utility, cloakroom, three bedrooms, bathroom and en-suite. The entrance hallway has space for jackets and shoes, doors lead off to the living room, cloakroom and kitchen. The living room overlooks the open space to the front. The kitchen is open plan to the dining room where there are views and access to the rear garden. Doors lead off the kitchen to the utility and under stair cupboard. On the first floor there are three bedrooms all with built in wardrobes, main bathroom with shower over the bath, airing cupboard and an en-suite shower room to bedroom one.

Outside there are front and rear gardens, driveway parking for one vehicle, the provision for an electric car charger, detached single garage with power and rear door to the garden. Gated side access leads to the rear garden where there is a patio and lawn.

Services: We understand mains water, electricity, gas and sewage are connected to the property. There is the provision for an EV car charger, but the charger is not included.

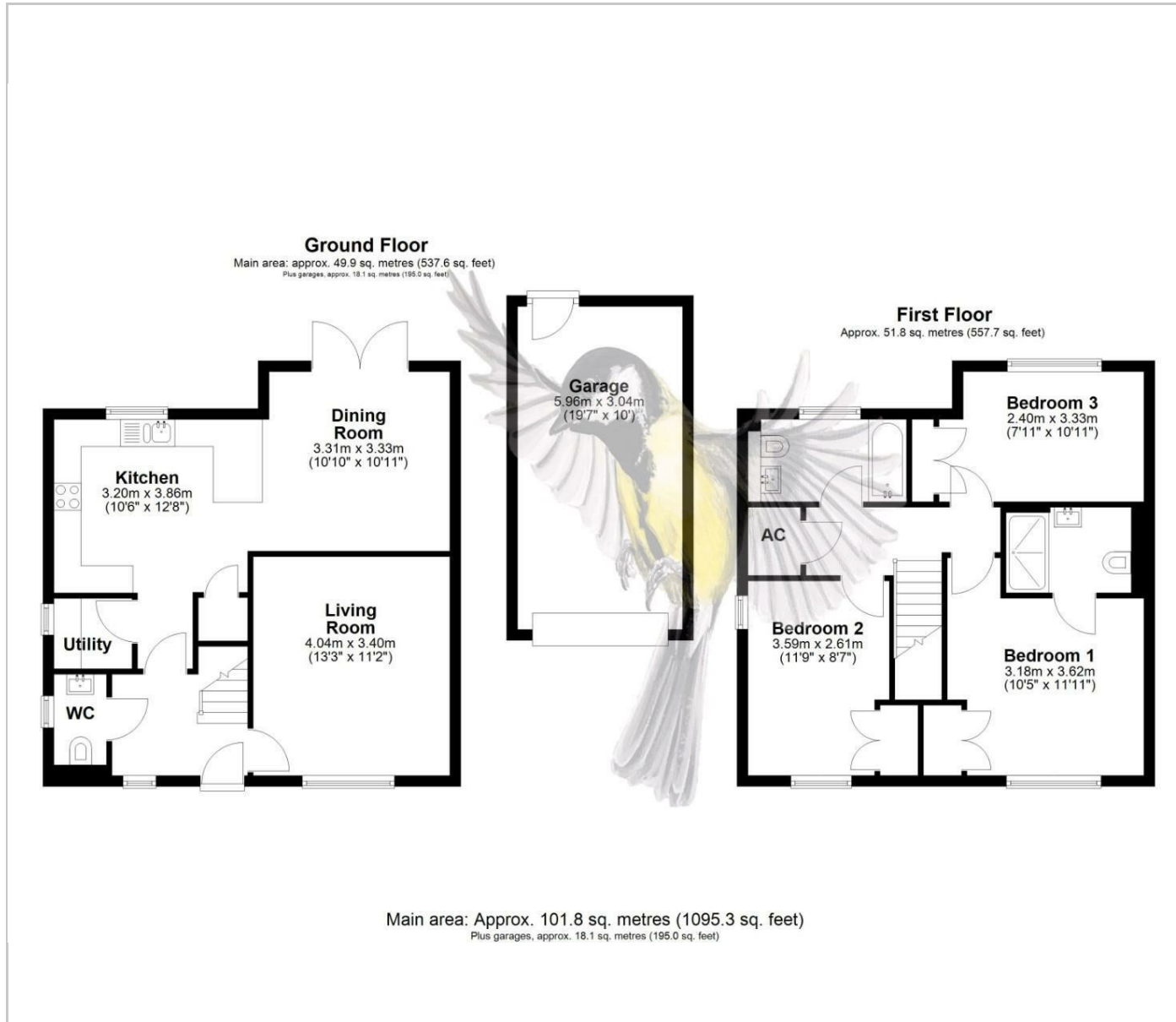
Service charge: £452.31 per annum (2026-2027). Freehold with no ground rent.

## Situation

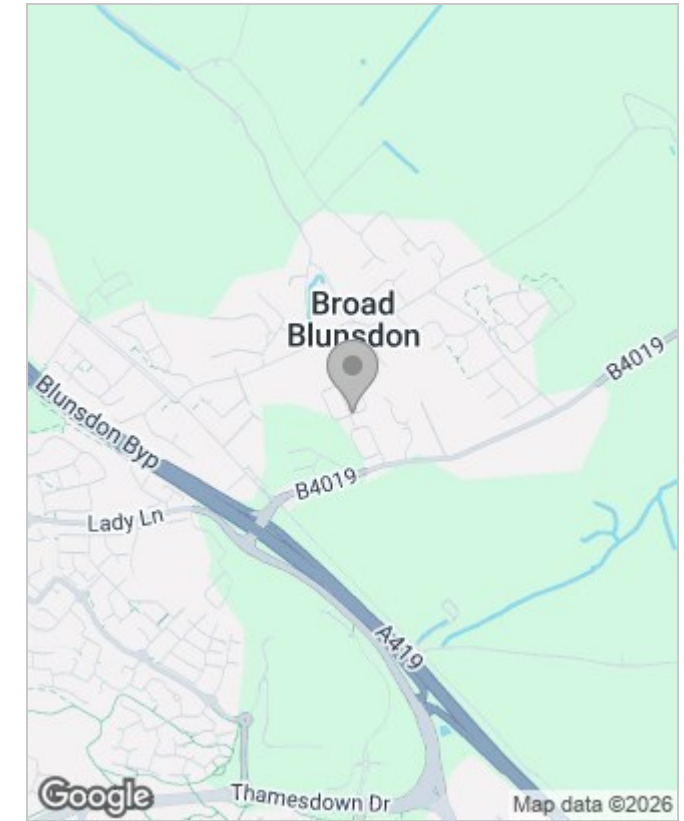
Blunsdon is a village situated on the immediate periphery of Swindon, providing good access to many commuter links via train and road. There are two local public houses, along with The Blunsdon House hotel a four star hotel, offering leisure facilities, bars and restaurants, all overlooking impressive countryside. Blunsdon has its own community run shop, a village hall, a church and a primary school. Blunsdon is surrounded by much open countryside and the lower village is a conservation area, all providing enjoyable areas for walks.



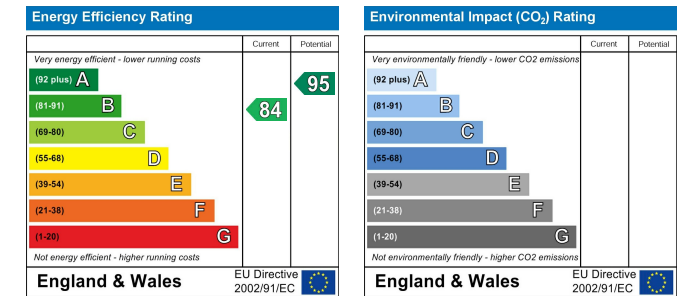
## Floor Plans



## Area Map



## Energy Performance Graph



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