



12 Shrivenham Road, Highworth, Wiltshire, SN6 7BZ

Guide price £500,000



GRANT FRASER
TOWN & COUNTRY

- No onward chain
- Two receptions
- Cloakroom & utility
- Garage & ample driveway parking plus room to expand
- Doctors, dentist, supermarket & restaurants/cafes in Highworth
- First time on the market since built in 1966
- Four double bedrooms
- West facing garden
- 1/3 mile level walk to the High Street
- Regular bus service to Swindon

Comprising entrance hallway, living room, dining room, kitchen, utility, four double bedrooms, bathroom and cloakroom. The entrance hallway is of a generous size and has good natural daylight due to four floor to ceiling windows next to the front door. All rooms are accessed off the hallway and there is a long cupboard ideal for shoes and jackets. Bedroom one has built in wardrobes and the three other bedrooms are of a good size. There is a three piece main bathroom plus a separate cloakroom. The living room has a chimney, a box bay window overlooking the rear garden with patio doors providing access. The dining room overlooks the front and has a serving hatch into the kitchen. The kitchen overlooks the rear garden, a door leads out to the utility which in turn has doors to the garden, a store and the garage.

Outside there are front and rear gardens totaling 0.2 acre level plot. There is ample driveway parking to the front with room to expand this further. Gated side access leads to the west facing rear garden.

THE PROPERTY

Located on Shrivensham Road in the market town of Highworth, Wiltshire, this highly original (in need of fully updating) detached bungalow presents a rare opportunity, as it is being offered for sale for the first time since its construction in 1966 by the esteemed local builder, Percy Chick. Spanning 1,558 square feet, this property offers a generous layout that is perfect for family living.

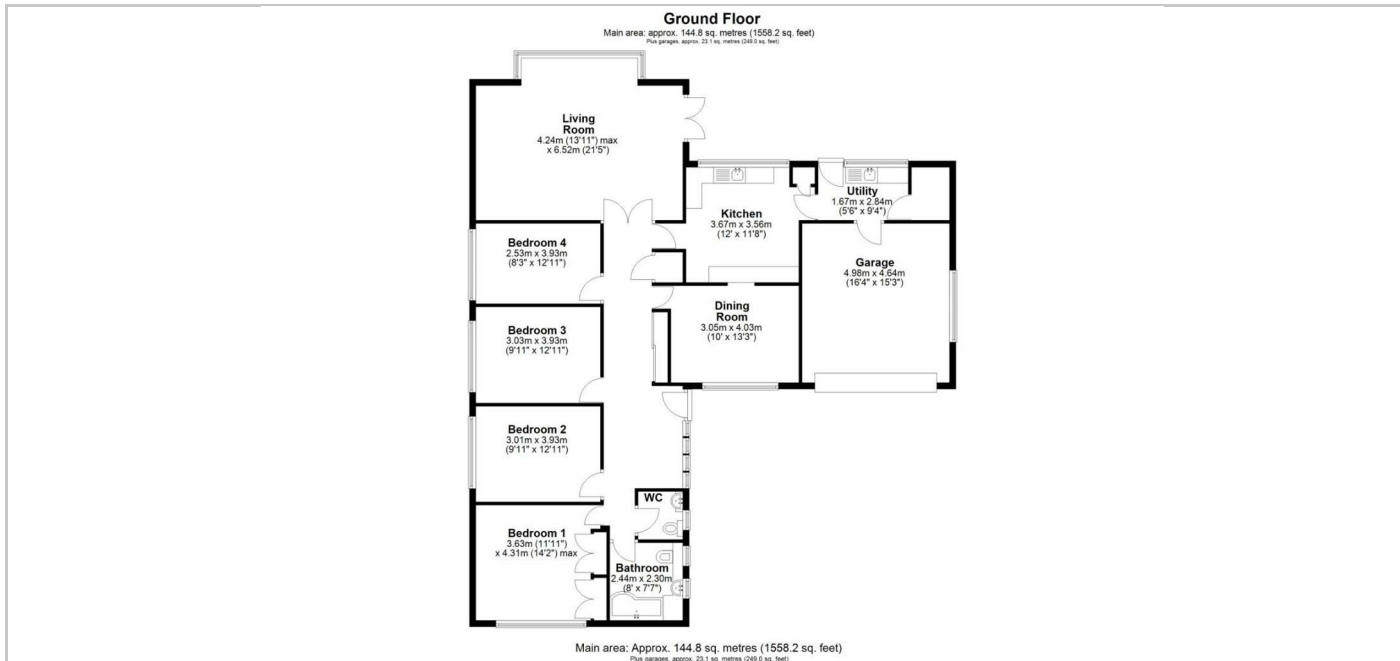
The bungalow features two reception rooms, providing ample space for relaxation and entertaining. With four well-proportioned double bedrooms, there is plenty of room for family members or guests. Additionally, the property includes a utility room and a cloakroom, enhancing its practicality for everyday living.

Set on a west-facing level plot, the garden offers a wonderful space to enjoy the afternoon sun, making it ideal for outdoor gatherings or simply unwinding in a tranquil setting. The property also benefits from parking for a number of vehicles with further room to expand.

Located just a short 1/3 mile walk from the bustling High Street, residents will find a variety of amenities at their fingertips, including doctors, dentists, supermarkets, shops, cafes, and delis. For those who enjoy golf, Wrag Barn Golf Course is a mere 2/3 miles away, providing an excellent recreational option. The surrounding area is rolling countryside offering a variety of walks either from the property or a short drive away, for example; Stanton Fitzwarren Country Park, Lechlade on Thames and National Trust Buscot and Coleshill Estates to name just a few.

SITUATION

Highworth is the highest town in Wiltshire. The Grade II listed High Street has a variety of shops and businesses, cafes, pubs and restaurants, all within a five minute walk of this property. The local schools consist of two Primary and Junior Schools and one Secondary school - all in walking distance of this property. Sixth Form Colleges can be found in nearby Swindon and Cirencester. An excellent Doctors Surgery, Dentist and Opticians are all within walking distance of this property. The area has great transport links, the A420 to Oxford and the A419 which links to the M4/M5 Motorways. Swindon Station is approximately 6 miles away and trains to central London, Bath and Bristol and the West Country run on a regular timetable.



Directions

White Elm Newtown, Bishopstone, Swindon, Wiltshire, SN6 8QA

Tel: 01793 228 440 Email: info@grantfrasertc.co.uk