



Swindon Cottage, High Street, Swindon, DY3 4NP

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You really need to see this home in person to fully appreciate all it has to offer. Its charm, space, and exceptional features simply can't be captured in words alone. Come and take a tour to experience this beautiful property—you won't be disappointed! In brief the property comprises of; welcoming entrance hall, modern fitted kitchen breakfast room perfect for hosting, separate utility with integrated appliances, practical cloakroom and a further sitting room and spacious lounge with log burning stove. The property offers four generously sized bedrooms set over a further two floors including master bedroom with converted loft space currently used as a dressing room, en suite with shower and bath and a separate family bathroom completes the upper floors. The property is completed with a private and low maintenance rear garden, garage, and driveway to front. This stunning four-bedroom detached home offers a perfect blend of modern living and family-friendly comfort. With scenic canalside walks just a stone's throw away and local amenities within easy walking distance, you'll enjoy the perfect balance of peaceful surroundings and convenience





Front of the Property

With a driveway to front, electric up and over door to garage and double glazed door to front.

Entrance Hall

With a double glazed door to front, door leading to the garage, door leading to kitchen dining room and a central heating radiator.

Garage

19'7" x 11'5"

With a door leading from the entrance hall, electric up and over to front, wall mounted boiler, power and light.

Kitchen Dining Room

13'9" x 16'0"

With a door sand steps leading from the entrance hall, double glazed french doors to garden, range of fitted wall and base units with work surfaces over and tiled splash back, integrated double oven and microwave, space for tall fridge freezer, pantry cupboard, Belfast sink, breakfast bar with induction hob and stainless steel cooker hood above, opening to utility room, double doors leading to the sitting room, double glazed window to side and rear and two central heating radiators.

Utility

7'8" x 8'5"

With an opening from the kitchen dining room, range of fitted wall and base units, integrated dishwasher, washing machine and tumble dryer, door leading to the cloakroom and double glazed window to the side and rear.



Cloakroom

6'10" x 2'11"

With a door leading from the utility room, WC, wash hand basin set into vanity unit with tiled splash back and a double glazed window to rear.

Sitting Room

11'11" x 11'11"

With double doors leading from the kitchen dining room, door leading to the lounge, door to storage cupboard, log burning stove with decorative beam above and a central heating radiator.

Lounge

18'2" x 11'11"

With a door leading from the sitting room, log burning stove with decorative surround, steps leading to a door to the landing, double glazed window to front and a central heating radiator.

Landing

With stairs leading from the lounge, doors leading to various rooms, double glazed window to side and a central heating radiator.

Master Bedroom

18'8" x 16'5" max

With steps leading from the landing, door leading to the en suite, stairs leading to the loft space, double glazed windows to front and rear and two central heating radiators.

En Suite

10'11" x 6'4"

With a door leading from the master bedroom, tiled walls and floor, freestanding bath, WC, wash hand basin, walk in shower cubicle, double glazed window to rear and a chrome heated towel rail.



Loft Space

With stairs leading from the master bedroom, double glazed windows to side and rear and recessed spotlights.

Bedroom Two

11'11" x 11'1"

With a door leading from the landing, double glazed windows to front and a central heating radiator.

Bedroom Three

17'4" x 10'7"

With stairs leading from the landing, double glazed window to side and a central heating radiator.

Bedroom Four

12'5" x 5'11"

With a door leading from the landing, opening to store, double glazed window to rear and a central heating radiator.

Bathroom

11'1" x 8'3"

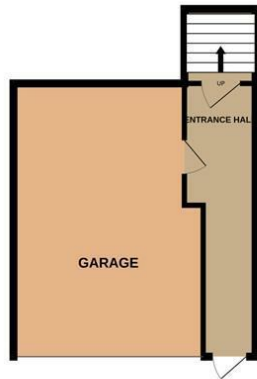
With a door leading from the landing, part tiled walls, freestanding bath, WC, wash hand basin, double glazed window to rear and a central heating radiator.

Garden

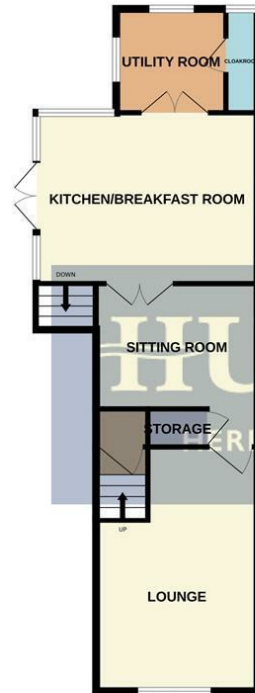
With double glazed french doors leading from the kitchen breakfast room, patio area, mature shrub borders, outdoor tap and outdoor power point.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

GROUND FLOOR
396 sq.ft. (36.6 sq.m.) approx.



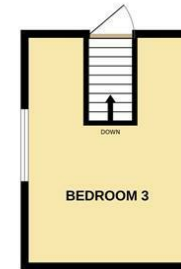
1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



2ND FLOOR
976 sq.ft. (90.6 sq.m.) approx.



3RD FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 2255 sq.ft. (209.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Stourbridge -
01384 443331 <https://www.hunters.com>

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