

HUNTERS®

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Botterham

Swindon, DY3 4RA

Offers In The Region Of £780,000



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D

Council Tax: F



Botterham House Botterham

Swindon, DY3 4RA

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Accommodation

The entrance level is to comprise of a spacious hall and main family living areas. The modern stylish Magnet kitchen is the heart of the home with Quartz worktops and a range of Siemens integrated appliances, designed for both functionality and style. The lounge area offers the ideal space to unwind or retreat to the cozy adjoining snug - both offering distinct atmospheres for various moods and occasions. A separate formal dining room with stairs to the lower level, offers an elegant space for eating as a family or hosting dinner parties. Meanwhile a guest w/c and study situated away from the main living areas complete the ground floor accommodation.

The lower level benefits from a large orangery adorned in natural light and is a stunning addition that seamlessly connects the indoor and outdoor spaces together, whilst providing a perfect spot to relax. On the opposite side of the hall is a useful plant room/ wine cellar.

Heading upstairs to the first floor this home continues to impress with four double bedrooms, three of which benefit from private en suites. The master bedroom in particular is over 24ft in length with pleasant canal views to the fore and its own private dressing area. A stunning family bathroom completes the accommodation.

Outdoor areas are generously sized with 1.7 acres of attached garden & grounds. A well maintained immediate rear garden features a patio and formally lawned area whilst being lined with an array of mature trees enclosing the home and adding

privacy. Also offering fantastic potential for the new homeowners to develop the space to a high quality.

Ample parking is provided and has been added by the current owners, suitable for multiple vehicles.

General Information

Address : Botterham House, Botterham Lane
Bridleway 37 Wombourne, Swindon, Staffordshire,
DY3 4RA

Tenue: Freehold

Council: South Staffordshire

Council Tax Band : F

The property has oil central heating, mains electricity and water, and a septic tank.

The vendors inform us there will be a turning circle installed at the property.

Swindon is a quiet village neighbouring the more vibrant location of Wombourne which offers a range of local amenities including a diverse selection of shops, cosy cafes and traditional public houses.

The town benefits from a well-connected road network, with the nearby A449 and A4037 ensuring easy access to neighbouring towns and cities. For those preferring public transport, nearby city Wolverhampton is served by reliable bus services, offering efficient links within the city and to surrounding areas. Furthermore, Wolverhampton's

Tel: 01384 443331

train station provides direct routes to major cities like Birmingham, London, and Bristol, making it an ideal location for commuters.

Residents and visitors can enjoy the green spaces and recreational facilities that Swindon has to offer. The town is home to picturesque parks, such as Himley Hall and Park, where one can relax, take leisurely walks, or indulge in outdoor activities.

For those interested in culture and history, Swindon is also renowned for its local landmarks, such as the Red House Glass Cone and the Black Country Living Museum, which offer fascinating insights into the region's industrial heritage.



Road Map



Hybrid Map



Terrain Map



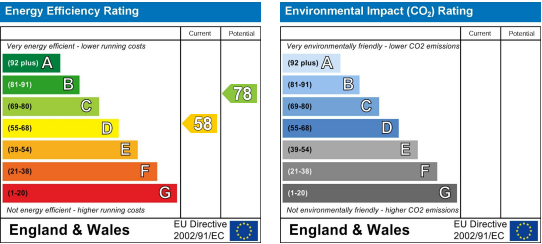
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.