



1 Rickyard Cottages, Broad Hinton, Swindon, SN4 9PS

Price Guide £275,000 Freehold





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Nestled in the semi rural village of Broad Hinton, this exquisite semi detached barn style conversion offers the perfect blend of character and charm with a contemporary finish. To the ground floor there is a spacious lounge/dining room with beams and a well appointed kitchen. On the first floor there is a large bright master bedroom with built-in wardrobe and dual aspect windows enjoying views across open countryside and towards the village church and there is a second good size double bedroom also with views. The modern bathroom has a bath and shower, basin and WC and a Velux roof light. To the front of the property is a sunny South facing garden, the perfect spot for relaxing with a drink whilst listening to the church bells.

This fabulous home also has the benefit of a single garage and two parking spaces.

1 Rickyard Cottages presents a wonderful opportunity for anyone seeking a character cottage in show-home condition, set in a peaceful village setting.

## Situation

Broad Hinton is a small desirable village in an area of outstanding natural beauty. Here you will enjoy scenic walks and open countryside yet you are conveniently situated for easy access to Royal Wootton Bassett, Swindon and Marlborough. Broad Hinton has a thriving village community with a highly regarded primary school, a church, village hall and a couple of pubs/restaurants.

Broad Hinton is known for its friendly community and tranquil atmosphere, making it an ideal location for those looking to escape the hustle and bustle of town life

- NO ONWARD CHAIN
- STUNNING BARN TYPE CONVERSION
- BEAMS AND CHARACTER FEATURES
- TWO DOUBLE BEDROOMS
- LARGE RECEPTION ROOM
- GARAGE
- 2 PARKING SPACES
- SOUTH FACING FRONT GARDEN
- UNDERFLOOR & ELECTRIC HEATING

Council Tax Band: D

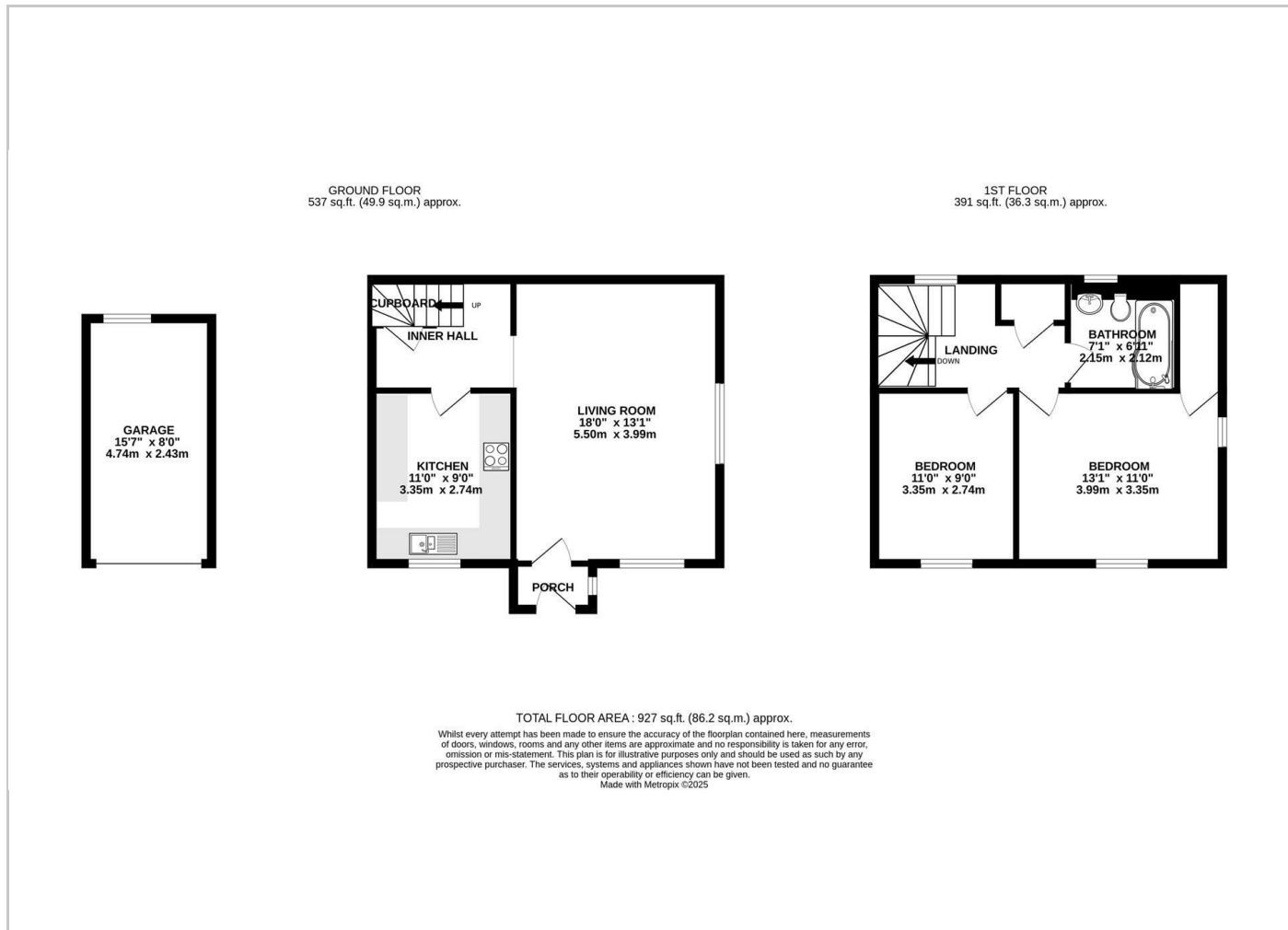
NB Management charge £150.00 (one hundred & fifty pounds) pa. This includes all grass cutting, communal lighting in courtyard & power to garage.

## Viewing Arrangements

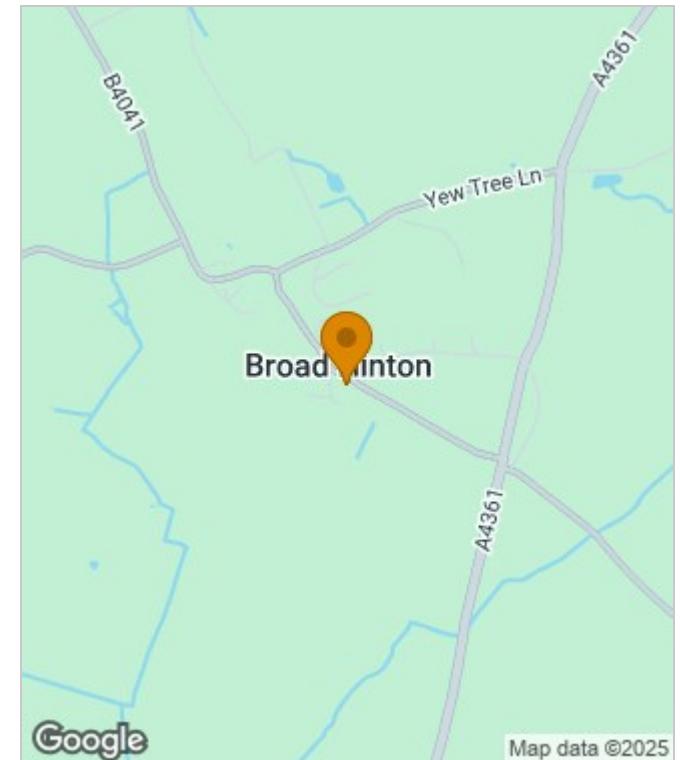
For an appointment to view please call Chappells on 01793 618080 or email: [sales@chappells.uk.com](mailto:sales@chappells.uk.com)



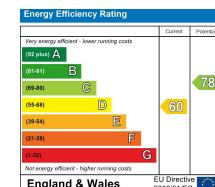
## Floor Plans



## Area Map



## Energy Performance Graph



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