



Swallow Barn
Wanborough, Wiltshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Swallow Barn 3 Suters Lane, Wanborough, Wiltshire SN4 0BF

An immaculately presented detached family home set within an exclusive development.

Swindon 5 miles, Cirencester 18 miles,
Marlborough 11 miles, Oxford 33 miles, Swindon
railway station 5 miles, M4 Jct 15 2 miles

Hall | Sitting room | Study/family room
Kitchen/dining room | Utility room | Guest
cloakroom | Principal bedroom with ensuite
shower room | 4 Further double bedrooms
(one ensuite) | Family bathroom | Large loft
Large double garage with workshop | Private
off-road parking | Front and rear gardens

The property

Swallow Barn forms part of an exclusive and gated development of four individual detached homes built by Bower Mapson in 2017. The houses were all built with concrete floors and solid block partitions to help minimise noise disruption. Set back behind an attractive front garden, Swallow Barn offers very well-proportioned accommodation arranged over two floors. On the ground floor there is a triple aspect sitting room with log burner, a study/family room as well as a large and well-fitted kitchen/dining room at the rear of the house which leads out onto the west facing terrace. In addition, leading off from the kitchen, there is a utility room as well as a guest cloakroom just off the entrance hall. Upstairs, the principal bedroom has bespoke-fitted wardrobes along with a very well-appointed ensuite shower room. There are four further double bedrooms, two with fitted wardrobes and one of which has an ensuite shower room as well as a separate family bathroom. The large loft is partially boarded.



Outside

The detached double garage has remote-controlled electric doors as well as an area for tools/general storage. There is additional storage within the eaves. With many mature trees surrounding the house and within the development, the front and rear gardens are mainly laid to lawn with some attractive planting at the front as well as a paved terrace to the rear.

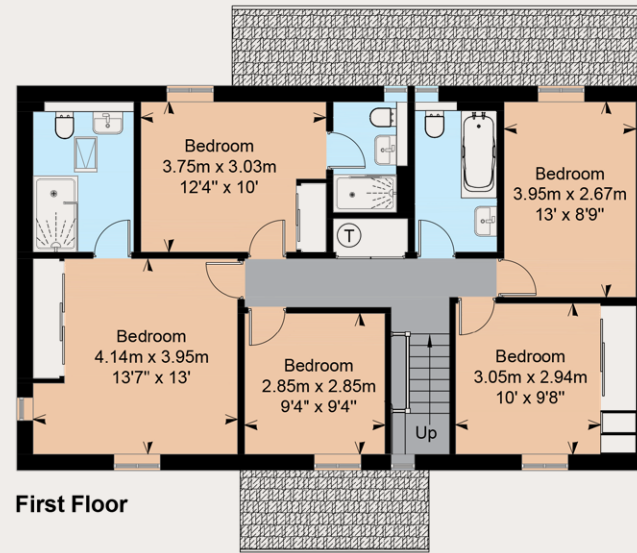
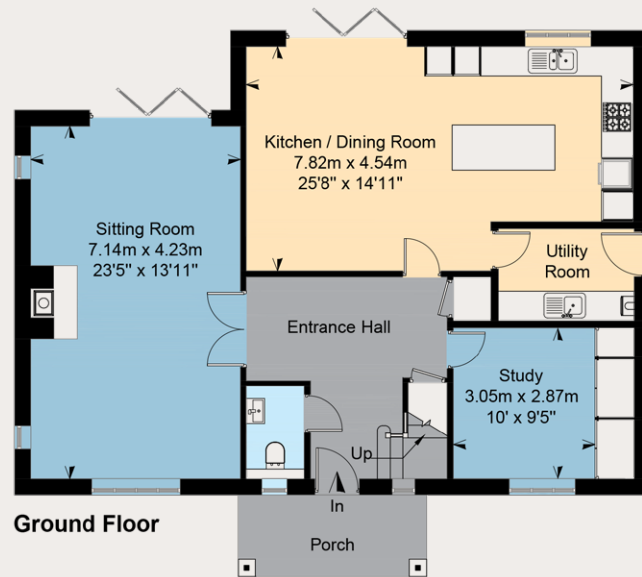
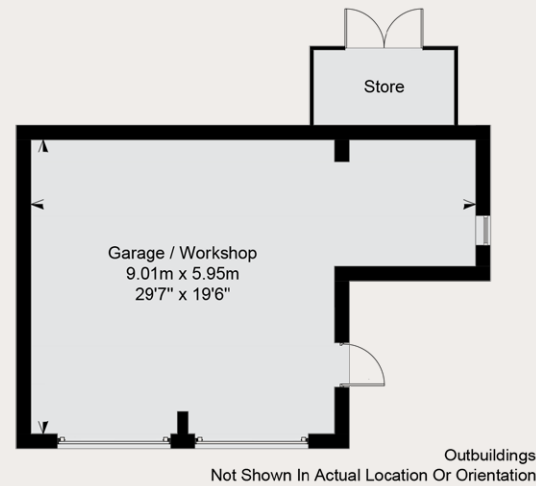
Location

Wanborough sits within the heart of the Wiltshire countryside and the village offers an abundance of amenities including a primary school, church, several pubs including The Cross Keys, doctor's surgery and a village hall. The nearby countryside has many beautiful walks. Swindon provides a wide range of shops, supermarkets and services. To the north, Cirencester is about 18 miles, Oxford 33 miles and to the east is the charming market town of Marlborough (approximately 11 miles). Communications are excellent with direct rail services from Swindon to London Paddington taking from 55 minutes. Junction 15 of the M4 is about 2 miles away. Private schools in the area include Pinewood, St Hugh's, Marlborough College and St Mary's Calne. The area is also well served with state primary and secondary schools.



Floorplans

House internal area 2,013 sq ft (187 sq m)
Garage/Workshop internal area 473 sq ft (44 sq m)
Store internal area 43 sq ft (4 sq m)
Total internal area 2,529 sq ft (235 sq m)
For identification purposes only.



Directions

Leaving the A419 at the Common Head roundabout, follow the road to Wanborough and as the road bears to the right, take the left turning onto The Marsh. After approximately three quarters of a mile, where the road turns into Burycroft, you will see the electric gates on your left.

What3words: ///stadium.mothing.goose

General

Local Authority: Swindon Borough Council.
Services: Mains water, gas, electricity and drainage. Gas central heating.
Council Tax: Band G
Tenure: Freehold
EPC Rating: Band B
Guide Price: Offers in excess of £995,000

Cirencester

15 Dyer Street, Cirencester, GL7 2PP

01285 653101

cirencester@struttandparker.com
struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

