



5 BEDROOM GRADE II LISTED FARMHOUSE

WICK FARMHOUSE, LYDIARD TREGOZE,
SWINDON, WILTSHIRE, SN5 3PA

£695,000

**Ridgeway**

| 400-Year-Old Grade II Listed Farmhouse |
Stone's Throw Away from Lydiard Park | Three Reception
Rooms | Five Double Bedrooms | Large Master Bedroom with
Ensuite and Walk-In Wardrobe | Traditional Features
Throughout | Cloakroom & Cellar | Large Enclosed Walled
Rear Garden | Detached Double Garage & Garden Office |
Ample Driveway Parking |

Ridgeway Estate Agents are delighted to offer to the market a 400-Year-Old, Five Bedroom Grade II Listed Farmhouse situated within the much sought after area of Lydiard. The property itself comprises many features and sings character throughout. This wonderful home offers Large Family Accommodation, set over four floors and includes a Cellar, Detached Double Garage, Garden Office, Spacious Walled Rear Garden and a Front Garden with Lawn and Flower Beds. The property is within walking distance to the popular Lydiard Country Park.

OUTSIDE

Externally, the property benefits from a privately, gated entrance that leads around to a detached double garage, with ample driveway parking. A gated side access leads into the spacious and private walled garden mainly laid to lawn but also featuring a patio, summerhouse and garden office.

TRANSPORT LINKS

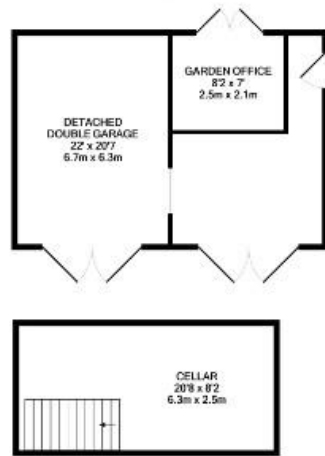
This area has great transport links with access to the M4 motorway and the A419 towards to the M5 motorway. Swindon Station is approximately 6 miles away with trains that travel directly to central London, Bath and Bristol and the West Country on a regular basis.



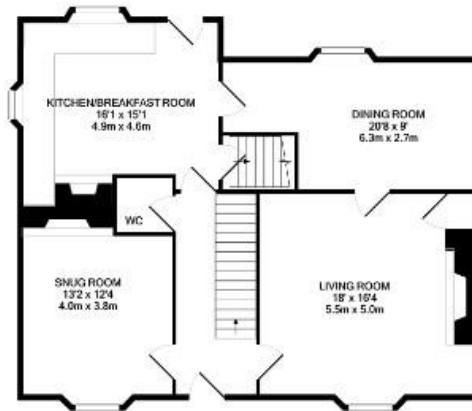




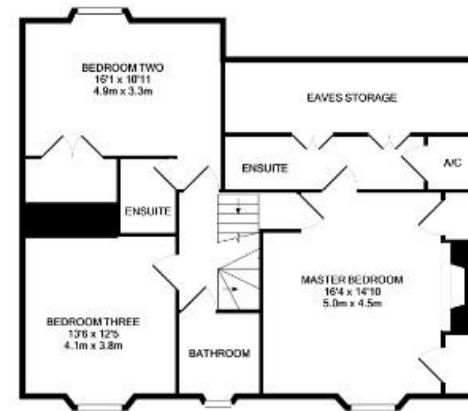
FLOORPLANS:



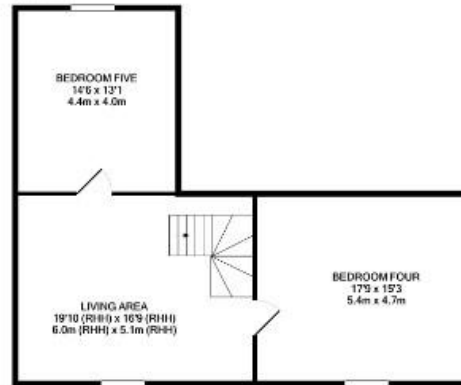
BASMENT LEVEL
APPROX. FLOOR
AREA 220 SQ.FT.
(20.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1622 SQ.FT.
(150.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1068 SQ.FT.
(98.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 102 SQ.FT.
(9.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 3756 SQ. FT. (347.3 SQ. M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, etc. could vary slightly from the approximate dimensions and do not represent a guarantee, or a statement. This plan is for illustrative purposes only, and should be used as a guide only, in no way should it be used as a basis for any legal or financial transaction. Measurements, plans and specifications are subject to change without notice and are not to be relied upon as a basis for any legal or financial transaction.
Made with: Drawings400021

Ridgeway Swindon Office
13 Commercial Road,
Swindon,
Wiltshire, SN1 5NF

| 01793-530167 | swindon@ridgewaystateagents.co.uk |
www.ridgewaystateagents.co.uk |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

