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## *1 Utah Court*

Highworth, Swindon, Wiltshire, SN6 7FL

Guide Price  
**£640,000**









# Utah Court

## Backhouse - Highworth

Council Tax Band - E | EPC Rating - B

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  3
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FREEHOLD

Offered to the market is this beautifully presented, Backhouse Built four-bedroom detached family home, located within an increasingly sought-after development in Highworth. Constructed just two years ago, this striking property showcases a modern design with thoughtful landscaping, tasteful décor, and high-end finishes throughout—ready for immediate occupation.

The property features a stunning exterior with a unique combination of glass panelling, modern brickwork, and contemporary architectural lines. Internally, the spacious accommodation is centred around a showstopping open-plan kitchen/dining room, fitted with elegant midnight blue shaker-style units and complete with bifold doors that seamlessly open onto the landscaped rear garden—perfect for indoor-outdoor living and entertaining.

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Scan here



KITCHEN  
DINER







The ground floor also includes a large dual-aspect reception room, utility room, pantry, and downstairs WC, offering both functionality and flexibility for family life. Upstairs, the first floor comprises four well-proportioned bedrooms, including a principal suite with a dressing room and en-suite. A stylish family bathroom and further en-suite to the second bedroom ensure convenience for the whole household.

Externally, the home benefits from paved driveway parking to the front and gated side access leading to a private, enclosed garden.

With phase two of this attractive development now underway and full landscaping soon to be completed, this is a rare opportunity to secure a nearly new home in an already established and vibrant community.



REAR  
GARDEN







A truly turn-key home, ideal for families or professionals seeking modern comfort in a thriving location. Early viewing is highly recommended.

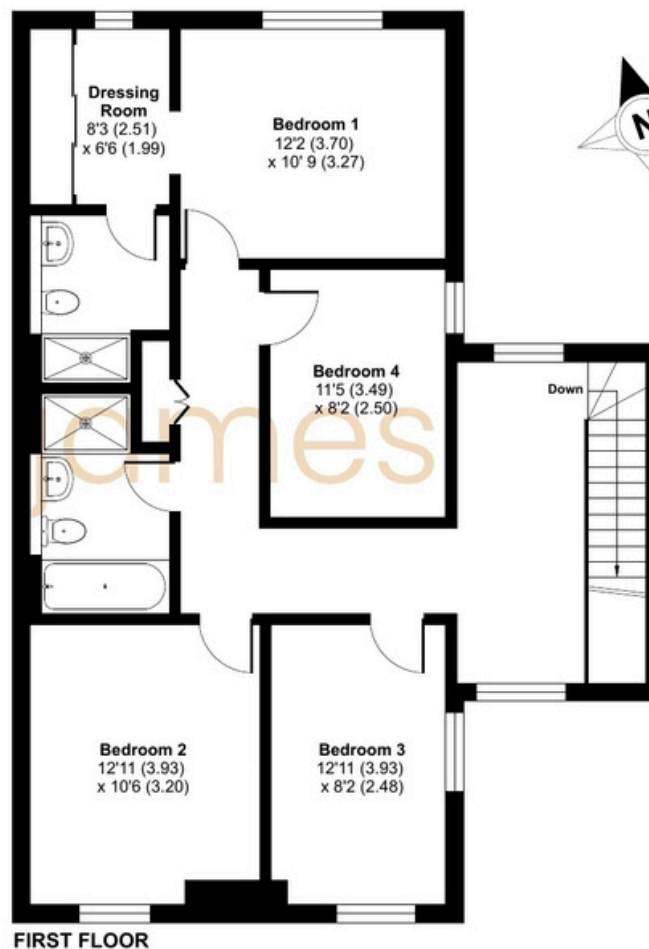
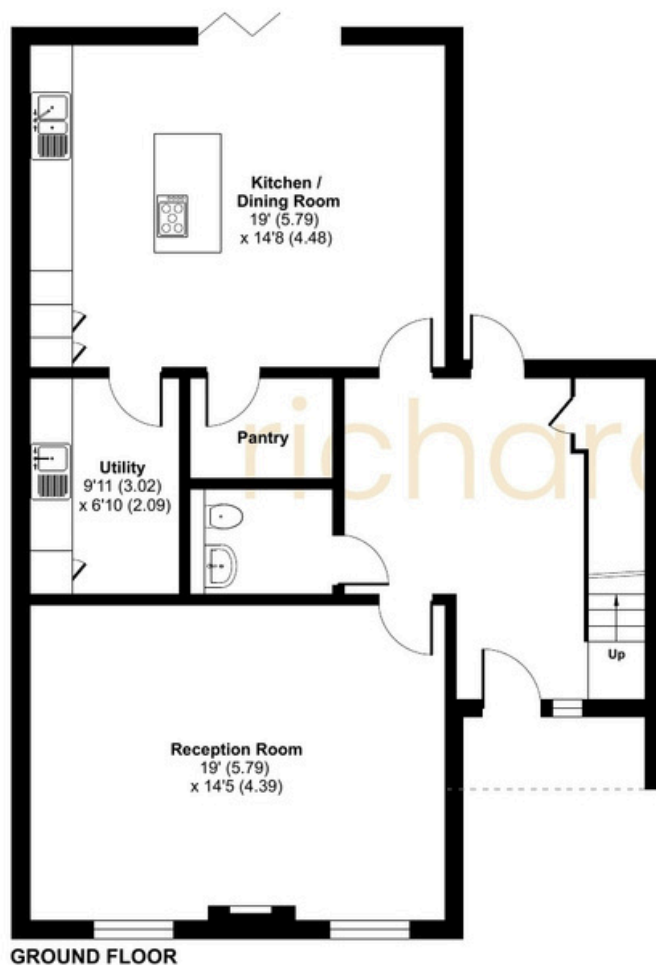
Highworth is a charming market town in Wiltshire, located on the edge of the Cotswolds, just north of Swindon. Known for its historic architecture, vibrant community, and scenic countryside, it offers a blend of rural charm and modern convenience. The town features a range of independent shops, cafes, schools, and leisure facilities, with excellent transport links to Swindon, Oxford, and beyond. Highworth is ideal for families and professionals seeking a peaceful yet connected lifestyle.

Annual management charge payable £380.  
ALL MAINS UTILITIES



Approximate Area = 1786 sq ft / 165.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1310761

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