

richard
james



3 The Witheys
Wanborough, SN4 0BQ

Guide Price
£475,000-£500,000





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Wanborough, SN4 0BQ

Freehold | EPC Rating - C

 4  2  3

Situated in the heart of the popular village of Wanborough, this spacious and adaptable family home offers well-planned accommodation perfectly suited to modern village living.

The ground floor features a generous open-plan kitchen/dining room, ideal for everyday family life and entertaining, alongside a comfortable living room, providing a welcoming space to relax. The property is currently arranged with a downstairs bedroom, offering excellent flexibility and clear scope to be reconfigured as a second reception room, home office or playroom if required. A ground-floor bathroom, serving as a second bathroom, adds valuable practicality.

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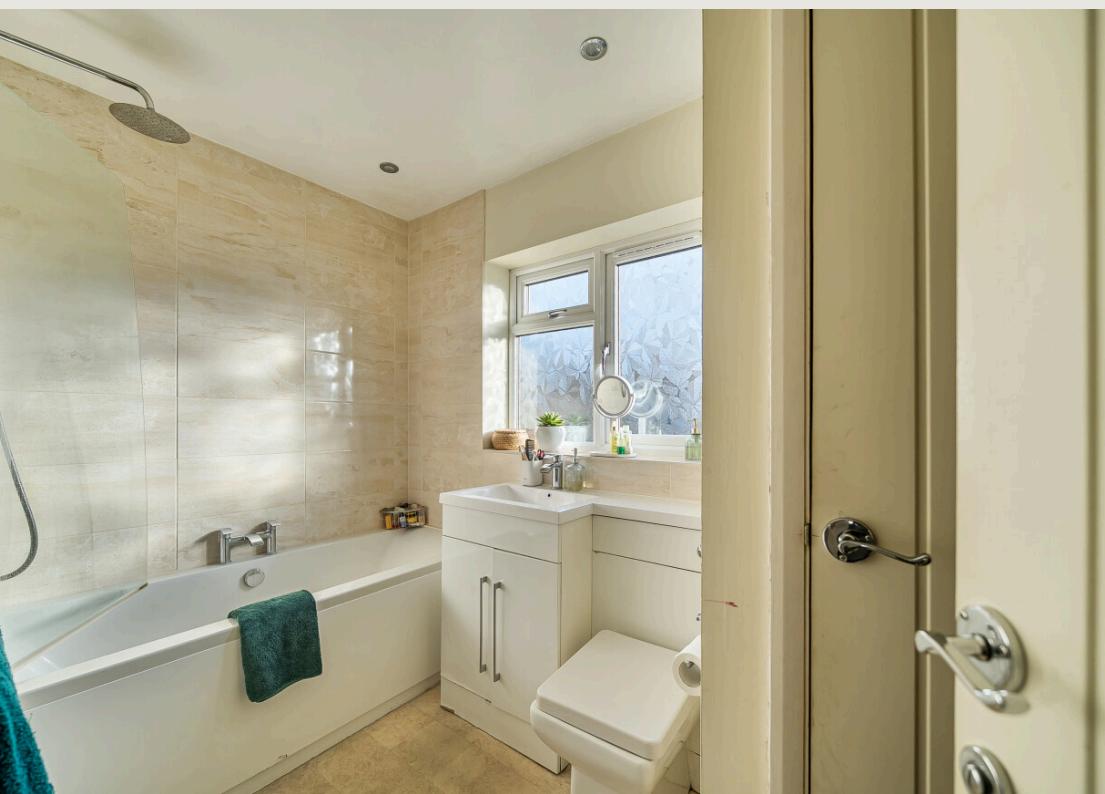
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Open plan
Kitchen
Dining
Area





To the first floor are four well-proportioned bedrooms, all served by a four-piece family bathroom, making the layout ideal for growing families.

Externally, the property enjoys a lovely private garden, perfect for outdoor dining and family enjoyment. A driveway provides off-road parking, complemented by a separate garage offering additional parking or useful storage.

Enjoying a central village position, the home is within walking distance of the local primary school, village pubs and amenities, while also benefiting from nearby countryside walks and convenient access to the M4 and A419.

Private
Garden

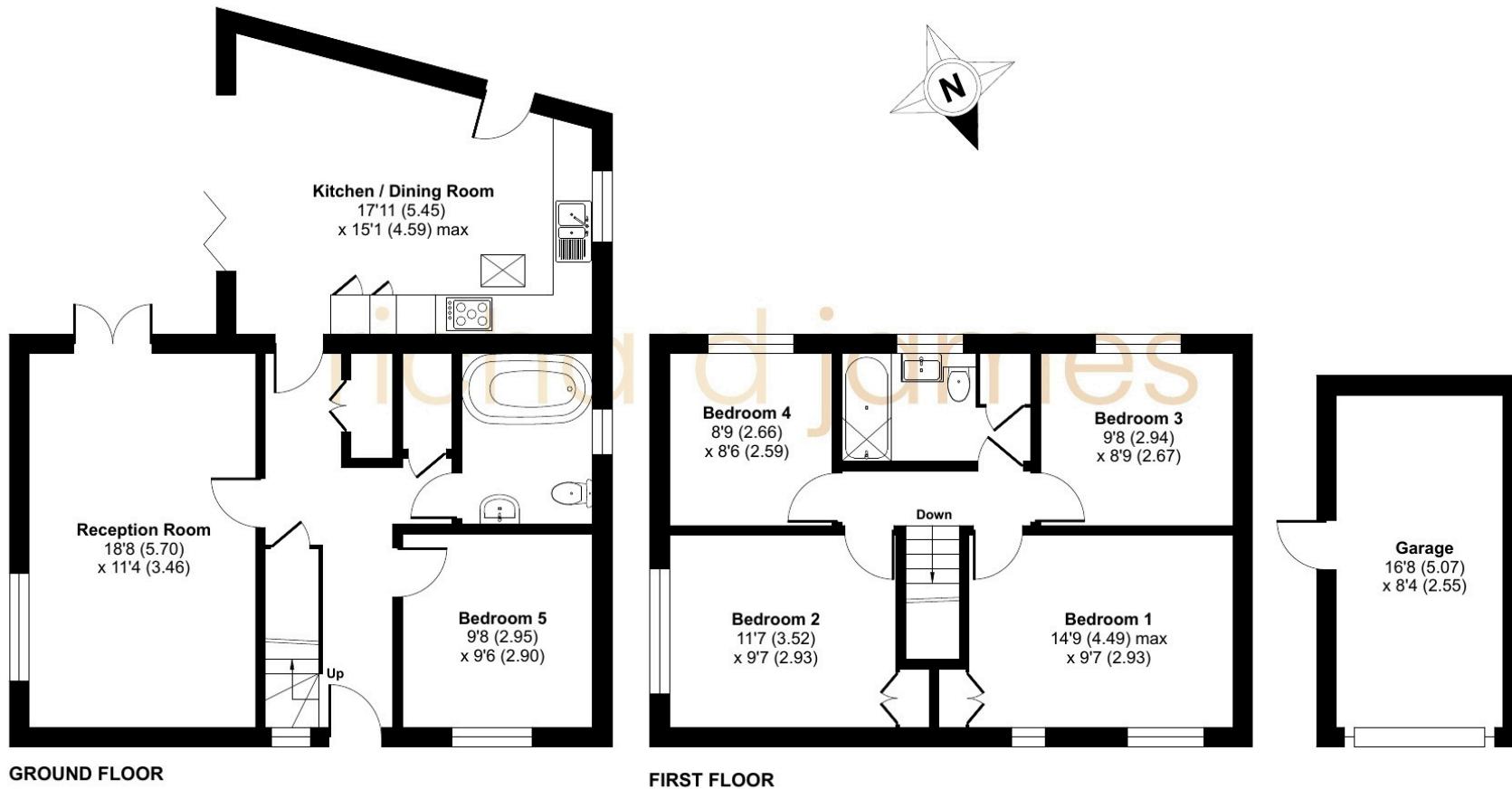


Approximate Area = 1300 sq ft / 120.7 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 1439 sq ft / 133.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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