



1 Tallow Lane, Wanborough

In Excess of £400,000

Waymark



# 1 Tallow Lane

Wanborough, Swindon

Tucked away in a pleasant cul-de-sac within the picturesque village of Wanborough, this beautifully presented and extended three-bedroom semi-detached family home has been thoughtfully improved and maintained to a high standard by the current owners. Offering spacious and versatile living throughout, this stunning property must be viewed to be fully appreciated.

Upon entering, a welcoming hallway leads to a convenient cloakroom, a bright and airy dual-aspect living room with French doors opening onto the garden, and a truly exceptional kitchen/dining room. The stylish kitchen is fitted with ample cabinetry and integrated appliances including an oven with induction hob, dishwasher, and fridge/freezer. The dining area enjoys dual-aspect light, further enhanced by a striking vaulted ceiling with Velux windows and additional French doors, creating a wonderful sense of space and light. From here, there is access to a garage that has been well equipped as a utility area, offering ample storage and space for additional appliances. Completing the ground floor is the show stopping family room. A fantastic, flexible space featuring bi-fold doors to the garden, spotlights, and a stylish finish, perfect for use as a playroom, home office, or second lounge. Upstairs, a bright landing leads to three well proportioned bedrooms and a family bathroom.

Externally, the beautifully landscaped rear garden offers a generous patio area for outdoor dining and entertaining, with the remainder laid to lawn and bordered by mature flowers and shrubs. A private stone chipping seating area provides the perfect spot for evening relaxation, and the garden enjoys a good degree of privacy, screened by trees at the rear. To the side of the property is a driveway providing off-road parking, leading to the remaining section of the garage, currently used as a storage space.

**Material Information** – The property is freehold, connected to mains gas, electricity and water. The property is heated via a gas fired boiler and there is uPVC double glazing throughout.

- A Stunning & Extended Semi-Detached Family Home
- Exceptional Kitchen/Dining Room With Vaulted Ceilings
- Living Room & Beautiful Family Room With Bi-Fold Doors







# 1 Tallow Lane

Wanborough, Swindon

Wanborough is a beautiful village, which is sought after and well located with good road links and access to the Swindon Railway Station. The village itself has a thriving community and amenities such as the village sports ground, Hoopers Field, that is home to the Bowls Club, Tennis Club, Cricket Club and local football teams. There are several excellent public houses that serve good food and ales, an annual Country Show, doctors surgery and a highly regarded Primary School. Not only offering local parks and fields, located on the edge of the village, is Warneage Woods, perfect for dogs walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A Stunning & Extended Semi-Detached Family Home
- Exceptional Kitchen/Dining Room With Vaulted Ceilings
- Living Room & Beautiful Family Room With Bi-Fold Doors
- Three Well Proportioned Bedrooms
- Landscaped Private Rear Garden
- Garage & Parking To The Side Of The Home
- Pleasant Cul-De-Sac Position
- Picturesque Village Location - Viewing Highly Advised





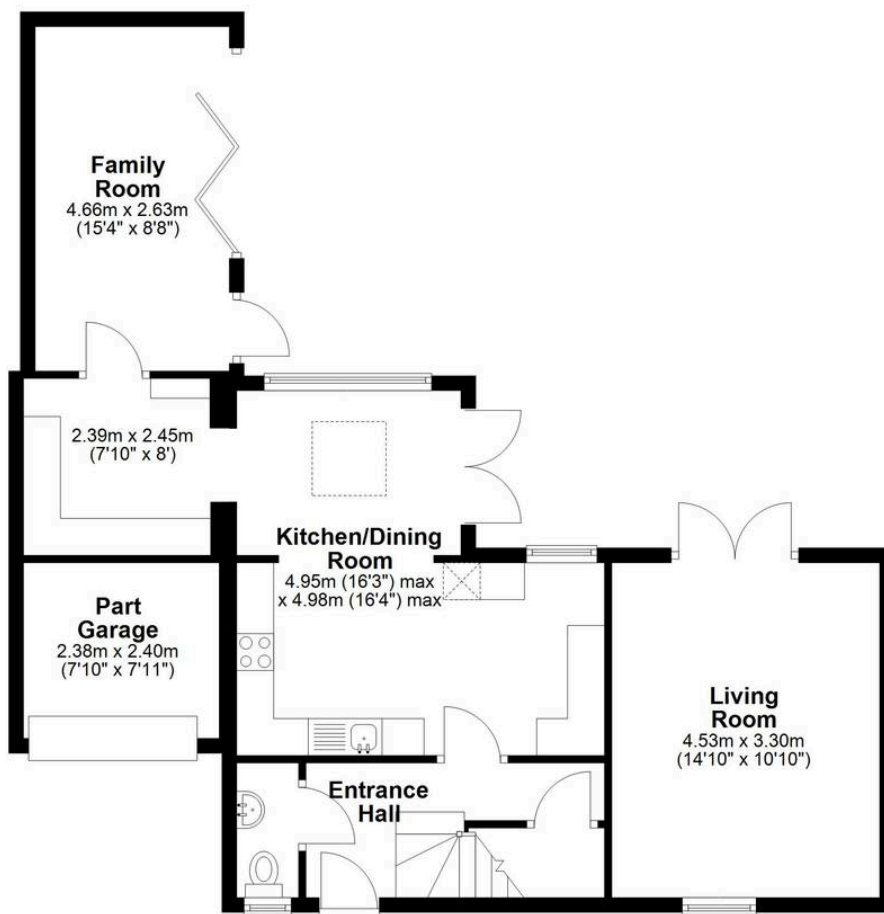




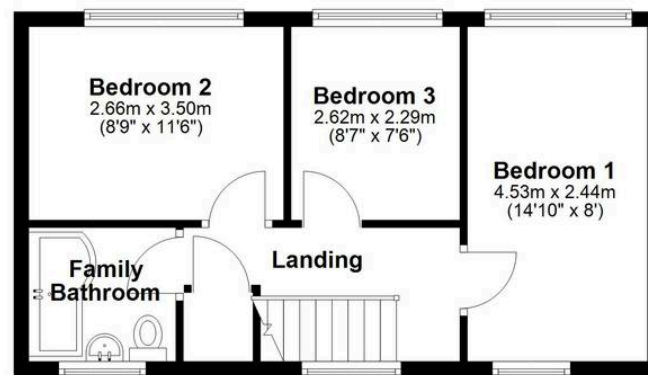




**Ground Floor**  
Approx. 71.6 sq. metres (771.1 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (411.7 sq. feet)



Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

**Waymark Property Limited**

Waymark Ltd, 2 Cornmarket – SN7 7HG

01367 820 070 • faringdon@waymarkproperty.co.uk • www.waymarkproperty.co.uk

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. Floorplan – Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are