An impressive and beautifully presented contemporary house with garaging and potential annex

Swindon 5 miles (London Paddington 60 minutes)
M4 (J.15) 2 miles • Marlborough 10 miles
Hungerford 15 miles (London Paddington 65 minutes)
Distances and times approximate

Hall • Kitchen/breakfast room • Utility • Dining room
Garden room • Study • Drawing room • Cloakroom with W.C.

Master bedroom with ensuite bathroom
4 further bedrooms, all with adjoining shower or bathrooms

Triple garage with potential annex/office above

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Wiltshire
Chelwood House is situated on the edge of Wanborough, a downland village within easy reach of Swindon and the motorway.

The village has a church, a primary school, a number of pubs, a Post Office with a general store and a doctors’ surgery.

Swindon, Marlborough and Hungerford are within driving distance and provide more extensive shopping. The larger commercial centres of Oxford and Newbury are also within easy reach.

The property is conveniently situated for access to a number of well-regarded schools including The Dragon and Summer Fields (Oxford); Pinewood (Bourton), Downe House, Brockhurst & Marlston House, Elstree, Cheam and Horris Hill (Newbury); and Marlborough College.

For Sale Freehold

The property was built in 2012 and has the residual benefit of a 10 year NHBC warranty.

Approached through double electric gates to a large gravel parking area, the property has a very impressive entrance hall leading to a large kitchen / breakfast room that is very much the heart of the house.

The house has spacious accommodation throughout with high ceilings and lots of windows providing an abundance of natural light. In addition, the property is tastefully furnished and has been presented to a very high standard.

There is plenty of 21st Century technology in the house including a beautiful fitted kitchen with Neff appliances, underfloor heating on both the first and second floor, a heat recovery system and a mains wired fire and intruder alarm.

There is a substantial triple garage with a vinyl floor and full width room above which offers potential for use as a gym, office or self-contained annex.

Outside is an enclosed private garden with paved seating areas. There are a number of pleached trees along two walls and other species dotted around the garden which is predominantly laid to lawn.
Accommodation
See floor plans.

Services
Mains water, electricity and drainage. Gas fired heating.

Fixtures and Fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority
Swindon Borough Council. Tel: 01793 445500.

Directions
From Hungerford take the B4192 towards Swindon, passing through Aldbourne. Having passed over the M4, take the 4th exit off the large roundabout signed to Wanborough followed by the left turn into The Marsh signed to Lower Wanborough. Follow the lane for approximately 0.75 miles. After the sharp right hand bend and subsequent left, the entrance to Chelwood House will be found on the left.

From J.15 of the M4, take the A419 north and take the first exit. At the roundabout take the 3rd exit for Wanborough and proceed as above.

Postcode
SN4 0AR

Viewing
Viewing by prior appointment only with the Agent.