



Chestnut House Kingsdown Lane, Swindon, SN25 5DL

£745,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

Chestnut House Kingsdown Lane, Swindon, SN25 5DL

Chestnut House a delightful, spacious 4 bedroomed brand new property. On an exclusive development of just three properties near the village of Blunsdon. Thoughtfully designed with large bright airy rooms for contemporary living. Large terrace and rear garden and ample parking for up to 8 cars at the front of the property

Set within the village of Blunsdon, a civil parish of Swindon and only four miles north of Swindon town centre, it boasts easy communication to the M4, connecting West to Bristol or east to London. Swindon train station is within 15 minutes drive. Close by to the development and within easy reach are both David Lloyd Health centre and The Orbital Shopping Centre.

The house features a large kitchen diner, with french doors leading to a large south facing terrace. A large openable lantern window in the dining room area, gives natural light throughout the year. The Kitchen is a modern design, with a convenient central island, fitted with high spec sink and integrated dishwasher. The remainder of the kitchen is fully fitted with integrated Neff appliances. A separate utility room with access to the rear garden.

The main entrance leads to a spacious hallway with an impressive central staircase. with a duel split feature, that gives access to both sides of the first floor. The opulent lounge runs from front to back, with french doors to the terrace. A centrally located study \family room leads off from the hallway.

The master bedroom with en suite features south facing views and full length fitted wardrobes. An additional bedroom also with an en suite. Bedrooms 3 and 4 have separate access to the master bathroom with full size bath and walk in shower.

The garden is a 15m x 25m south facing enclosed garden with a large terrace and steps up leading to a large lawned area. On the front of the property the oversized double garage with electric doors, with ample parking for up to 6 cars

- Exclusive Development of 3 large detached properties
- Open plan kitchen diner with Island unit
- large sitting room and separate study\family room
- Family bathroom & 2 ensuite shower rooms
- WiFi controlled underfloor heating
- Neff kitchen appliances
- Double detached garage with electric door
- Parking for 8 cars
- 66 foot rear garden
- Show home available to view by appointment

Sitting Room

length 24'11" x width 16'0"

Dual aspect with PVC-u windows and French doors to rear, finished in graphite wood-grain finish and multi lock locking. Internal oak finished door with polish chrome ironmongery. Walls finished in white. Central pendant light with wall lights to main walls, Neutral carpets and independently controlled WiFi underfloor heating.

Kitchen Dining Room

length max 26'10" x 14'1"

Wood grain Porcelanosa ceramic floor tiles with under floor heating controlled from zoned WiFi electronic thermostat. Porcelanosa kitchen in grey with Silestone work surfaces. Central island housing stainless steel Frankie sink and tap, integrated Neff dishwasher, large cupboards and drawer with recycling separation unit. Main base units include 700 mm Neff induction hob, Neff stainless steel extraction fan, additional base units with cutlery and pan drawer. main wall to include Neff Oven with thermostatic probe, tilt and slide door, Neff dual microwave and oven. Neff tall integrated fridge and separate Neff integrated freezer. Neff warming drawer. Large family\dining area with natural light from lantern. Two sets of french doors with access to terrace area. LED down lighters, plinth lighting

Utility Room

max length 12'0" x 5'7"

Porcelonosa flooring in wood grain effect ceramics, underfloor heating, Porcelanosa base and wall units, stainless steel sink and drainer, space for washing machine and tumble dryer

Study\family room

length 15'3" x 8'9"

PVC-u window to the front, under floor heating, TV sockets allowing use from master network

Hallway

Bright large space with central stairway, Porcelanosa flooring, underfloor heating with WiFi digital control, feature stairway to first floor, LED down lighters and central landing with crystal contemporary chandelier feature light. Front door IG steel secure by design multi point locking door.

Cloakroom

Oak internal door with polished chrome ironmongery and privacy lock, Vado sanitoryware, Laufen contemporary chrome fittings, wall hung toilet with concealed cistern, Porcelanosa wall and floor tiling, chrome electric towel rail, fitted vanity units under sink, LED lighting, WiFi zoned underfloor heating (zoned with hallway)

Master bedroom

excl wardrobes length 16'0" x width 12'9"

Full length fitted wardrobes with fitted interiors, wall finished in white matt and neutral carpeting to floor. WiFi controlled zoned underfloor heating, Central light, LED downlighters to wardrobe areas and satellite sockets for connection to networked system. Oak door leading to en suite with velux window, chrome electric heated towel rail, Porcelanosa wall and floor tiles, Laufen contemporary chrome fittings, Vado white wall hung toilet with concealed system, vanity unit and large shower, plinth lighting with movement sensor

Bedroom 2

length 15'2" x width 12'9"

Fitted wardrobes, wall finished in white matt and neutral carpeting to floor. Central light, WiFi controlled zoned underfloor heating, LED downlighters to wardrobe areas and satellite sockets for connection to networked system. Oak door leading to en suite with velux window, chrome electric heated towel rail, Porcelanosa wall and floor tiles, Laufen contemporary chrome fittings, Vado white wall hung toilet with concealed system, vanity unit and large shower

Bedroom 3

length 15'2" x width 11'0"

Fitted wardrobes, wall finished in white matt and neutral carpeting to floor. WiFi controlled zoned underfloor heating, Central light, LED downlighters to wardrobe areas and satellite sockets for connection to networked system.

Bedroom 4

length 16'0" x width 9'7"

Wall finished in white matt and neutral carpeting to floor. WiFi controlled zoned underfloor heating, Central light, LED downlighters to wardrobe areas and satellite sockets for connection to networked system.

Bathroom

Laufen white sanitoryware with double ended bath, 1200mm x 800mm low profile stone shower tray with glass screening, Porcelanosa floor and wall tiling, underfloor heating supplemented with chrome electric towel rail, wall hung white toilet with concealed system and large basin with vanity unit. LED downlighters and concealed plinth lighting with movement sensors. window to front of property

General & external

Double garage with electric double garage door with remote control, separate personal door, external lighting to front, side and rear of property with external sockets to both front and rear. Large patio area to rear with fully enclosed rear garden Grass area to be seeded.

Burglar alarm, smoke alarms, loft ladder to large roof space, NHBC 10 year warranty, freehold property, large parking area to side of garage, external water tap.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Bristol

156 Henleaze Road, Henleaze

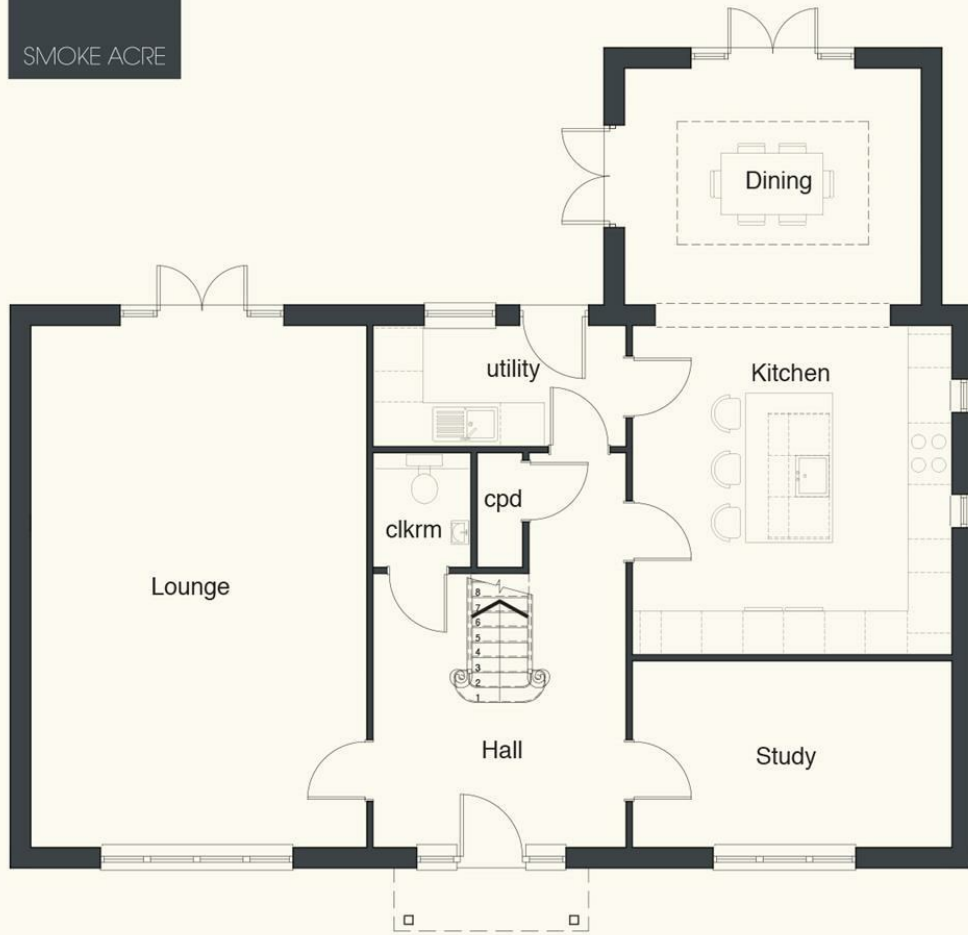
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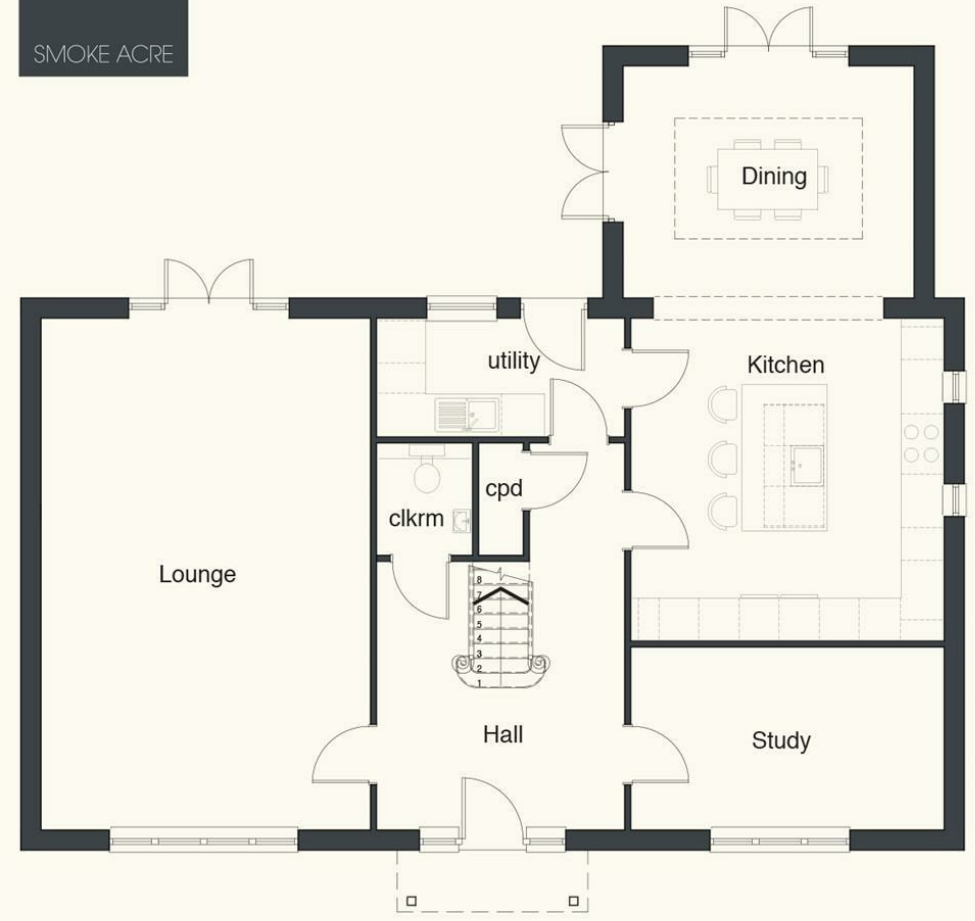


SMOKE ACRE



Ground floor

SMOKE ACRE



Ground floor



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.