



61 Westlecot Road  
Old Town, Swindon, Wiltshire, SN1 4EZ

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*Beyond your expectations*

*An elegant Victorian five bedroom family home with splendid period features, spacious accommodation situated in the Old Town area of Swindon, with an attractive garden, ample parking and a detached double garage.*

Drawing Room | Sitting Room | Kitchen/Breakfast Room  
Dining Room | Study | Utility Room | Five Bedrooms  
Master Bedroom with En suite Bathroom | Guest Shower Room | Cloakroom | Workshop | Summer House | Walled Garden | Detached Double Garage | Off Street Parking

### Description

This elegant five bedroom Victorian house is beautifully presented throughout with tremendous character and is full of period features. A pretty tiled hallway leads into a guest cloakroom and the main house; there is a Smallbone of Devizes kitchen/breakfast room which has fabulous storage space, including serpentine style drawers in the central island, granite work surfaces, integrated appliances including dishwasher, microwave, fridge/freezer and a Smeg range style cooker, plus an original walk in larder.

Off the kitchen is a utility room, with space for washing machine and dryer, doors to the garden and a separate good size workshop/storage space. A large bright and airy hallway is the centre of this house with beautiful period details including a stained glass window; it leads to four reception rooms and the first floor. A generous sitting room has a focal marble fire place with working gas fire and a grand window with views to the garden. There is a family dining room to the front of the house, dual aspect with glazed double doors to the bright drawing room, with bookshelves and bright garden views, a delightful hexagonal study is adjoining, with lovely fitted furniture, window seats and a gorgeous sloping ceiling detail.

A graceful staircase leads to the first floor, which splits at the top, to the right leading to a bedroom, shower room and separate WC (possibly the original staff quarters) and to the left, four further bedrooms with the front bedroom benefitting from fitted wardrobes and vanity unit.







The three bedrooms at the rear of the house all have wonderful large windows, with the master bedroom having fitted wardrobes and an en suite bathroom, with separate enclosed shower, heated towel rail and bath.

### Outside

The house is reached by a sweeping bricked driveway bordered by yew hedges and lawn with ample parking, detached double garage, and greenhouse with access to the extensive garden which extends to approximately 0.485 acres in all.

The well maintained south facing walled garden is mainly laid to lawn with well stocked mature borders and shrubs. From the rear porch a stone path with lavender borders leads to the back lawn, beautiful hexagonal summer house, mature cedar tree, fruit trees and there is also access to Belmont Crescent.



There is a stone sun terrace perfect for outside entertaining, raised vegetable beds and paths surrounding the house with locking gates at either side of the house.

### Directions

Leave Marlborough on the A346 towards Swindon, after about 7 miles turn left on B4005 signposted to Chiseldon, continue on this road following signs to Wroughton. Once you have reached Wroughton, follow signs to Swindon (past the Ridgeway Hospital) onto Croft Road, after approximately 2 miles turn left into Springfield Road which in turn becomes Westlecot Road. The house is a short way along the road on the right hand side.

### Situation

Westlecot Road is situated in Swindon Old Town, the original market town of Swindon and sits on a hill. Old Town has a good range of local amenities, with Town gardens a short walk away. There are further comprehensive amenities in the commercial centre of Swindon including the Steam Museum, cinema complexes and Outlet Shopping. Local private schools include: Pinewood, St Hugh's, Faringdon, Marlborough College, Dauntsey's and Rencombe College in Cirencester. There are regular trains to London Paddington (55 minutes) and the South West from Swindon Station, (approximately 2 miles) with the M4 motorway (Junctions 15 & 16) about 4 miles away.

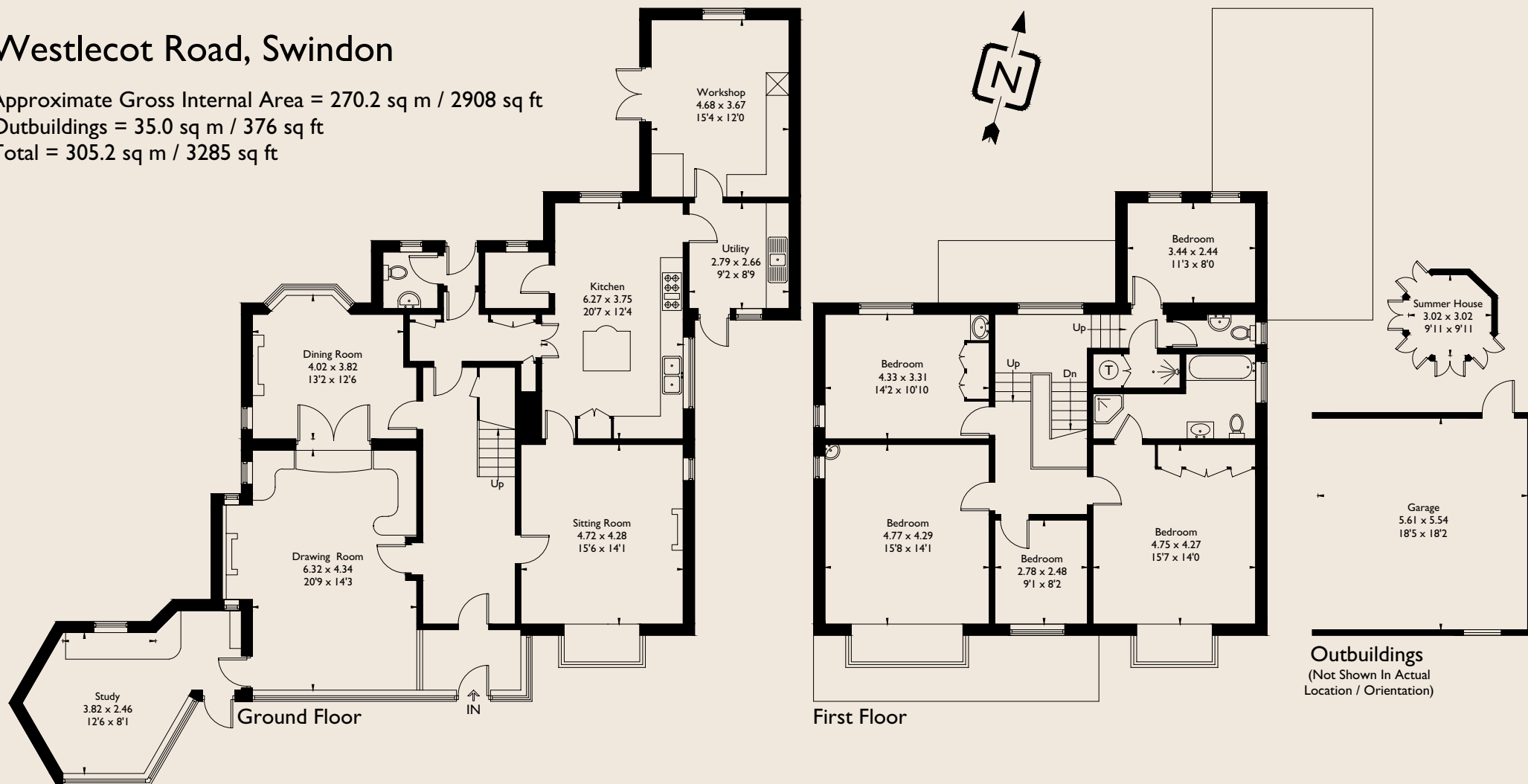


# Westlecot Road, Swindon

Approximate Gross Internal Area = 270.2 sq m / 2908 sq ft

Outbuildings = 35.0 sq m / 376 sq ft

Total = 305.2 sq m / 3285 sq ft



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**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

