



# Beranburh Field, Wroughton

Swindon, Wiltshire, SN4



*Beyond your expectations*

# Detached Family House With Stunning Views Across The Downs

Entrance Hall | Sitting Room | Conservatory | Kitchen/Dining Room | Study | Cloakroom | 4 Bedrooms (1 Ensuite) | Family Bathroom | Parking | Stunning Country Views Towards Marlborough Downs | Garden and Grounds Extend To About 0.82 Acres

Guide Price £650,000 Freehold

### Description

Located in the corner of Beranburh Field standing in a generous plot and taking full advantage of the views across to Barbury Castle is this 4 bedroom detached family house. Over the years the property has been remodelled to take advantage of the space and offers further scope for extension subject to the necessary consents.

On the ground floor there is a lovely sitting room complete with wood burning stove and doors to the garden and a conservatory which is used all year round. There is a useful home office, boot room and a cloakroom. The kitchen breakfast room is of superb proportion and is the hub of the house and also has doors onto the garden. An adjoining utility room offers many cupboards and space and plumbing for white goods.

On the first floor there are 4 good size bedrooms with the master benefitting from an ensuite shower room and a family shower room. Of particular note are the amazing views to the rear over the Marlborough Downs.

### Outside

To the front of the property there is a vast expanse of garden with a drive with parking for several cars on one side and on the other additional parking as well as gated access to the rear garden. The rear garden is enclosed by hedgerows and the plot in total extends to about 0.828 acres. Within the grounds which are laid to lawn there is

a large stable/storage shed.

### Location

Barbury View enjoys a sought after setting in an area known as Burderop, with easy access to junction 15 of the M4 motorway, the A419 to Cheltenham, Gloucester and the M5, the A420 to Oxford and the A346 to Marlborough. Swindon is approximately 4.8 miles. Wroughton (2.5 miles away) offers good day-to-day amenities with a post office, supermarket, several pubs, schools and leisure centre. There is an hotel and conference centre close by with bar, restaurant and a health club with swimming pool. There is a main line station in Swindon to London Paddington (55 minutes) Bristol (40 minutes) Cheltenham and Gloucester (50 minutes). The beautiful surrounding countryside offers excellent opportunities for walking, riding, shooting and other country pursuits with are directly accessible from the property.

### Additional Information

Services: Mains gas, water and electricity. Private drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

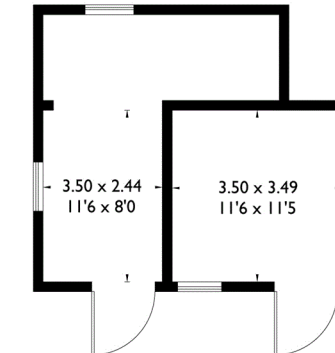
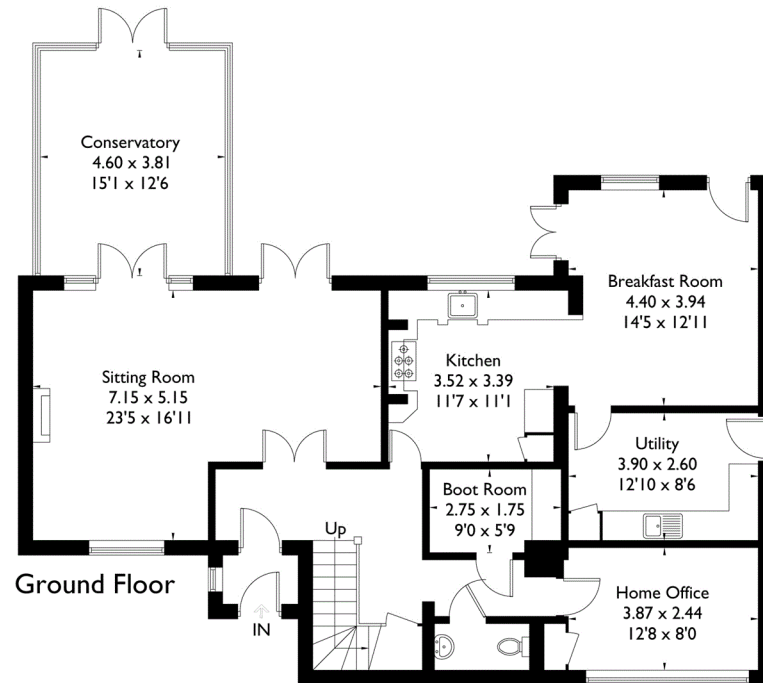
**Hamptons International**  
20 High Street, Marlborough, Wiltshire, SN8 1AA  
Sales. 01672 516256  
marlborough@hamptons-int.com  
[www.hamptons.co.uk](http://www.hamptons.co.uk)

# Wroughton, Swindon

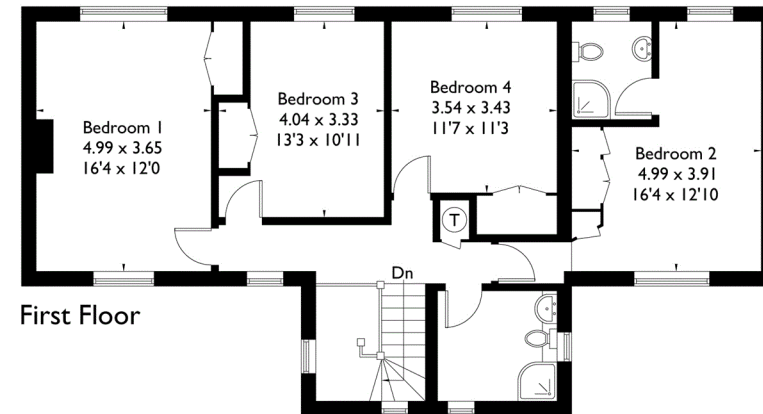
Approximate Gross Internal Area = 216.2 sq m / 2327 sq ft  
(Excluding Void)

Stable = 29.8 sq m / 321 sq ft

Total = 246.0 sq m / 2648 sq ft



(Not Shown In Actual Location / Orientation)  
**Stable**



FLOORPLANZ © 2016 0845 6344080 Ref: 172849

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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 itemised within these particulars.

