



CHISELDON,
SWINDON

Carter Jonas

24 BUTTS ROAD, CHISELDON, SWINDON, WILTSHIRE, SN4 0NW

A STYLISH PERIOD HOUSE LOCATED ON THE EDGE OF THE VILLAGE, WITH DRIVEWAY PARKING AND A LARGE SOUTH-FACING GARDEN.

KEY FEATURES

- Immaculately presented
- High ceilings
- Large Kitchen/dining room
- Sitting Room
- Three Double Bedrooms
- Two bathrooms
- Large south-facing garden
- Off-Street Parking



SITUATION

24 Butts Road is centrally located within the popular village of Chiseldon. The house is located equidistant between the village of Ogbourne St. George and Swindon, located on the edge of the Marlborough Downs and in an Area of Outstanding Natural Beauty. The village provides a broad range of day-to-day facilities, with a primary school, village shop, post office, doctors' surgery, village pub and a farm shop with restaurant/café. Transport/commuter links are excellent, with quick access to the M4 and direct train links from Swindon to London Paddington, Cheltenham, Bristol and the west. The beautiful town of Marlborough and larger regional centre of Swindon are a short drive away and the property is close to The Ridgeway which provides a wonderful network of walks. There are many well-regarded state and independent schools in the area including Pinewood, Dauntsey's, Marlborough College and St Mary's Calne, plus primary and secondary schools in Chiseldon and the neighbouring village of Wroughton.

DESCRIPTION

Nestled on the edge of the sought-after village of Chiseldon, 24 Butts Road is a charming semi-detached family home which is beautifully presented across three floors.

Enjoying fabulous high ceilings and generous proportions throughout, the property blends period character with modern comfort making it an ideal home for families or young professionals.

The welcoming entrance hall leads off to the main sitting room, a cosy yet spacious room which is centred around a fireplace with electric stove and features a lovely bay window.

The dining room, which has access to the garden, is a charming space featuring wooden flooring, original fireplace and a clever study area beneath the stairs. This leads seamlessly through to the large and impressive kitchen / breakfast room which is without doubt the heart of the home. A combination of the high-quality fitted units, tiled flooring and views over the garden make this a standout room. A cloakroom completes the downstairs accommodation.

Upstairs, the first floor offers two generous double bedrooms and a well-appointed family bathroom. The top floor features a spacious principal bedroom with an en-suite shower room and separate dressing room - a peaceful retreat with elevated views.

OUTSIDE

The large, private south-facing garden is predominantly laid to lawn with well stocked flower borders with a selection of trees and shrubs. A decked sun terrace is located off the kitchen / breakfast room offering the ideal spot for entertaining in the summer months. A large wooden shed at the end of the garden provides handy storage and a side gate gives access to the front of the property.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: D
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £495,000 subject to contract

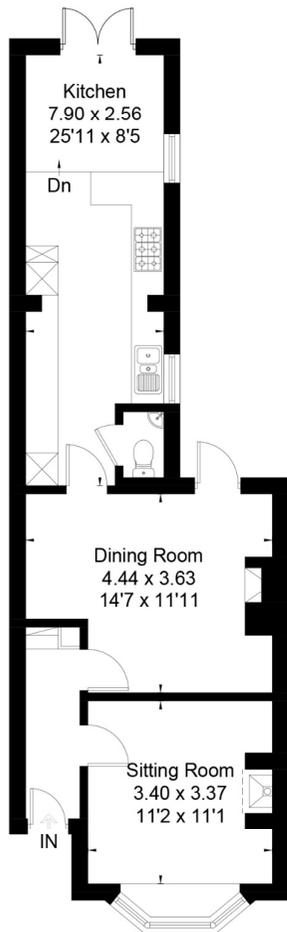
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





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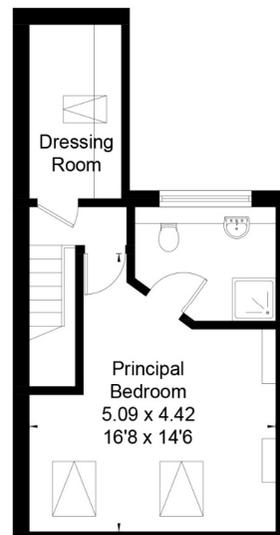
Butts Road, Chiseldon Swindon, SN4
 Approximate Area = 1354 sq ft / 125.8 sq m



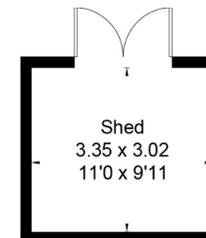
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
 Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95467

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