



28 Sams Lane, Blunsdon, Swindon, SN26 7AY

Guide Price: £400,000 - £425,000

richard james

Village & Country Homes



Blunsdon Village

FREEHOLD

Council Tax Band - C | EPC Rating -C



Nestled in the highly sought-after village of Blunsdon, this delightful end-terrace family home offers a perfect blend of modern convenience and countryside charm. With four to five versatile bedrooms and a stunning open-plan kitchen/diner to the rear, this property is ideal for growing families or those seeking extra space for home offices or hobbies.

Upon arrival, you'll be welcomed by private driveway parking for 3-4 vehicles. Gated side access leads to a low-maintenance rear garden, designed for both relaxation and entertaining. The garden boasts a patio area, accessible via French doors from the kitchen/dining room—perfect for alfresco dining—a lush lawn, a decked area, a handy shed, and vibrant shrubs that add a touch of greenery.

Inside, the ground floor impresses with its thoughtfully designed layout. The stunning kitchen/dining room is a true highlight, featuring a lantern roof light over the kitchen island that floods the space with natural light and a charming wood burner for cooler evenings—ideal for family meals and social gatherings. A cozy snug and a spacious living room with additional wood burner provide further options for relaxation. Practicality is key, with a convenient utility room and a downstairs WC catering to the needs of busy family life.

Upstairs, the first floor features a large principal bedroom, the family bathroom, a second double bedroom, and a versatile fifth bedroom/study, offering flexibility to suit your lifestyle. The second floor provides two further bedrooms, including a charming loft room with eaves storage, and a shower room.

With its central location, this home benefits from excellent access to local amenities, schools, and transport links, all while maintaining the charm and serenity of village life. This is a rare opportunity to secure a spacious and well-appointed home in a truly enviable location.



Blunston village benefits from a community run shop and two public houses, in addition to Flame Restaurant and many leisure facilities at the Blunston House Hotel. There is a local school, St Leonards CE Primary, and both Warneford secondary school in Highworth (4 miles) and Farmors secondary school in Fairford (10 miles) have bus services running through the village. With good road links via the A419 to the M5 and M4, and Swindon railway and bus stations, circa five miles, providing regular links to London (within an hour) this is a superb opportunity to get the best of both worlds just outside the main Town.







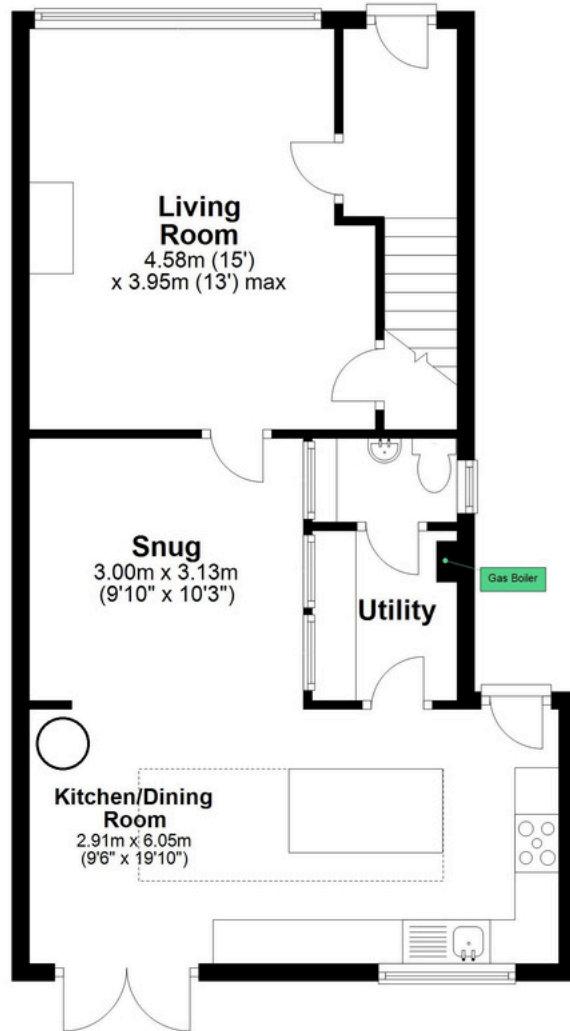




Floorplan

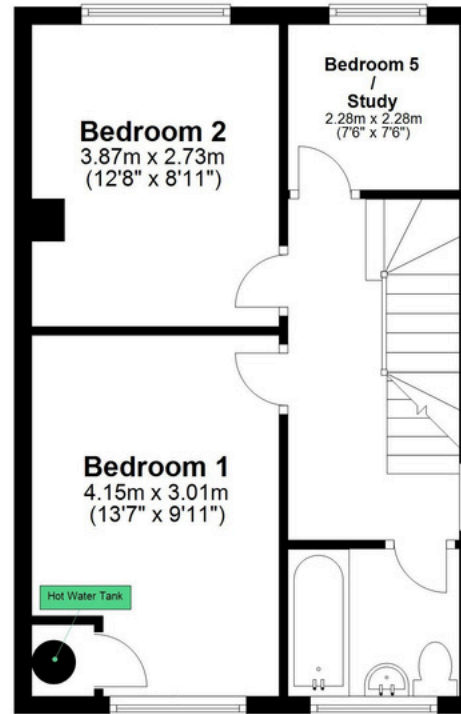
Ground Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



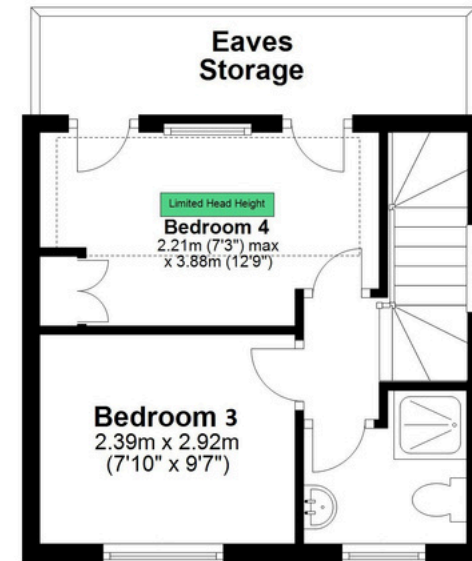
First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Second Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



Total area: approx. 115.9 sq. metres (1247.8 sq. feet)

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