



Breach Cottage, Horpit, Wanborough, SN4 0AT

Guide Price £1,250,000-£1,350,000

richard james



Breach Cottage

Horpit

Freehold | EPC Rating - E



Breach Cottage is a stunning original red-brick farmhouse, tastefully enhanced with a fantastic oak-framed extension. The property is set within approximately 2 acres of land, providing a tranquil rural lifestyle while remaining conveniently located to the east of Swindon, with excellent access to the A419, M4, and nearby countryside retreats.

The property boasts approximately c.2,500 sq. ft. of beautifully finished living space, complemented by a c.600 sq. ft. annex/studio located above the large double garage. Additional features include a stable block and outbuildings, offering flexible options for equestrian or leisure use. This charming home is offered for sale with no onward chain, making it the perfect blend of character, functionality, and convenience.

The accommodation on the ground floor comprises entrance hallway which leads to two reception rooms at the front of the property, both featuring open fireplaces. The highlight of the ground floor is the impressive 25ft x 18ft kitchen/dining room, fitted with granite worktops and ideal for family gatherings.

Adjacent to the kitchen is a large utility/boot room and a downstairs shower room. The oak-framed extension serves as a beautiful sunroom, offering a bright and relaxing space with stunning views of the gardens.

The first floor is equally impressive, featuring a master bedroom suite with a dressing area and en-suite shower room. The room enjoys dual-aspect views over the gardens. There are three additional bedrooms, along with a family bathroom. The oak-framed extension also houses a spacious office with a Juliet balcony, offering spectacular views of the gardens and surrounding countryside.

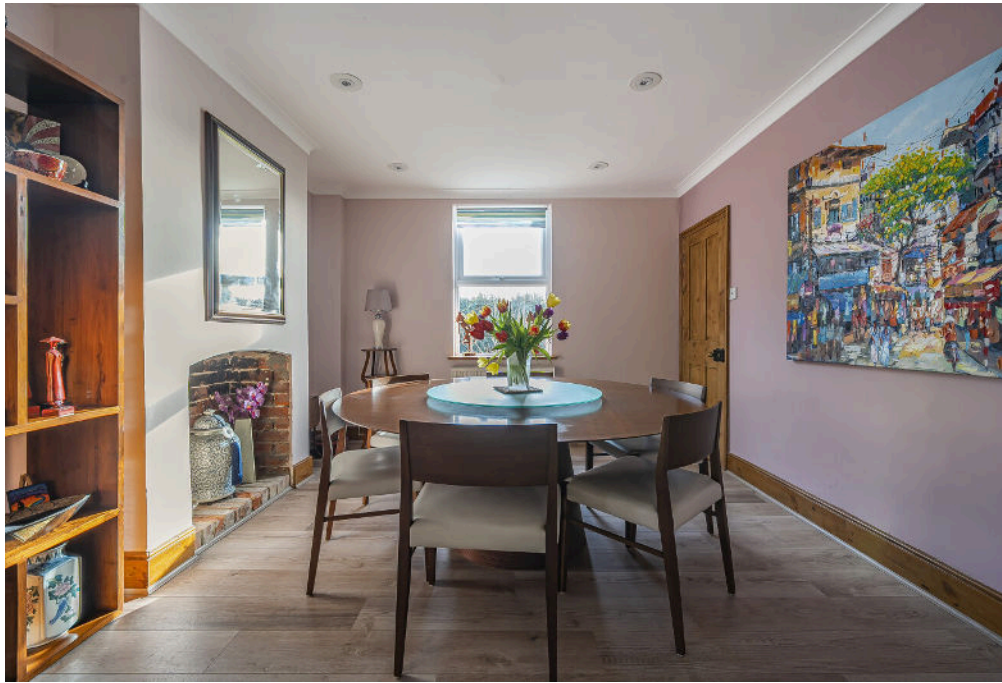




Breach Cottage is a meticulously finished home, blending traditional charm with modern convenience. It is an exceptional opportunity to enjoy countryside living in a highly accessible location.

The Village of Wanborough boasts a range of pubs, surgery, cricket club and primary school.













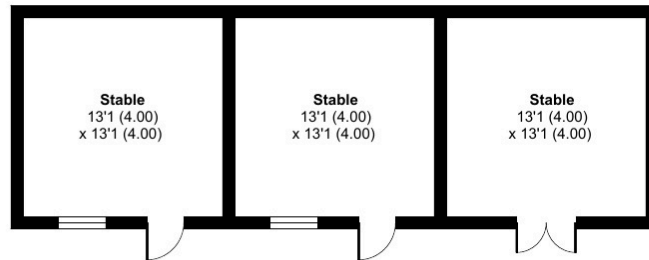


Floorplan

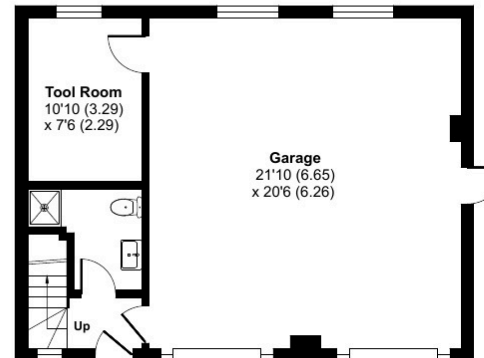


Approximate Area = 2495 sq ft / 231.7 sq m
 Annexe = 583 sq ft / 54.1 sq m
 Garage = 448 sq ft / 41.6 sq m
 Outbuildings = 516 sq ft / 47.9 sq m
 Total = 4042 sq ft / 375.3 sq m

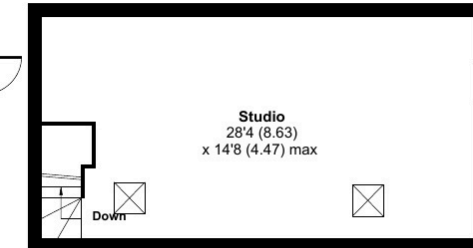
For identification only - Not to scale



OUTBUILDING 1 / 2 / 3



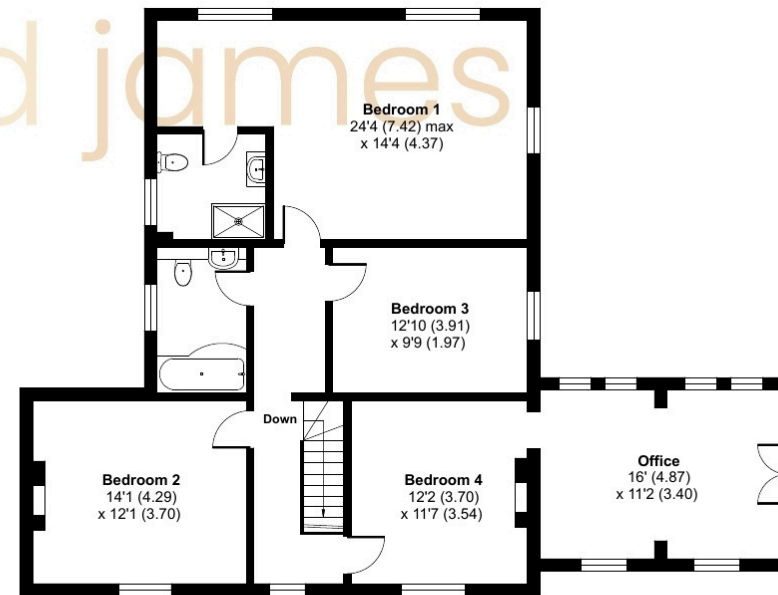
GARAGE / ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

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