



9 Yew Tree Gardens, South Marston, Swindon, SN3 4TU

Guide Price: £475,000 - £500,000

richard james

Village & Country Homes



Yew Tree Gardens

FREEHOLD

Council Tax Band - E | EPC Rating - D

 4  1  3

Located in the charming village of South Marston, this impressive four-bedroom detached home sits on an enviable corner plot, backing onto open fields, and offers a peaceful lifestyle within a quiet cul-de-sac.

Upon entering the property, you are welcomed by a generous hallway that leads into the main living areas. The living room is a bright and inviting space, with ample room for relaxing and entertaining. Large windows allow natural light to flood in, and a feature fireplace adds a cozy ambiance, perfect for those cooler evenings. French doors open into a well-proportioned conservatory, offering additional space for enjoying the garden views throughout the year. The conservatory could serve as a second sitting room or even a playroom, providing flexibility for growing families.

The heart of the home is the newly fitted kitchen, designed with a range of contemporary midnight blue shaker style units. This stunning kitchen boasts ample storage and high-quality integrated appliances, including a built-in oven, hob, dishwasher and fridge-freezer, creating an ideal space for cooking and family dining.

Adjacent to the kitchen is the dining room, which comfortably accommodates a large dining table, perfect for hosting family dinners or gatherings with friends. The dining area also enjoys views over the rear garden.

Practicality is further enhanced with the utility room located just off the kitchen, providing space for laundry appliances, and a downstairs cloakroom/WC is conveniently located near the main entrance.

Upstairs, the first floor offers four well-proportioned bedrooms. The spacious master bedroom is particularly generous, featuring built-in wardrobes and space for additional furniture. The three remaining bedrooms are perfect for children, guests, or as office spaces, most of which enjoy their own built in storage/wardrobes.

A family bathroom serves the upstairs, featuring a full suite including a bathtub with overhead shower, a wash basin, and a WC.

Throughout the home, neutral tones and large windows create a light and airy feel, while thoughtful design provides a fantastic balance of communal living spaces and private retreats, perfect for modern family living.

Outside, the property features a double garage equipped with power, lighting, and up-and-over doors, along with driveway parking for multiple vehicles. The garden benefits from sunlight in different areas throughout the day and offers exceptional privacy, further enhancing the peaceful village setting. The gated access to the field at the rear is a popular feature, especially for children.

South Marston is a conveniently located village on the edge of the Wiltshire/Oxfordshire boundary with good road communications via the A420 to Oxford and easy access to the M4. Train links are also available approximately four miles away from Swindon to all major stations. The village boasts a thriving community of all ages, and the well-regarded South Marston C Of E Primary School. The village offers a variety of pubs, and within a 15-20 minute walk, you'll find Sainsbury's, Dunelm, and a wide range of other shopping outlets.

Mains Gas Central Heating, UPVc Double Glazing, Mains Drainage and Electrical Supply.







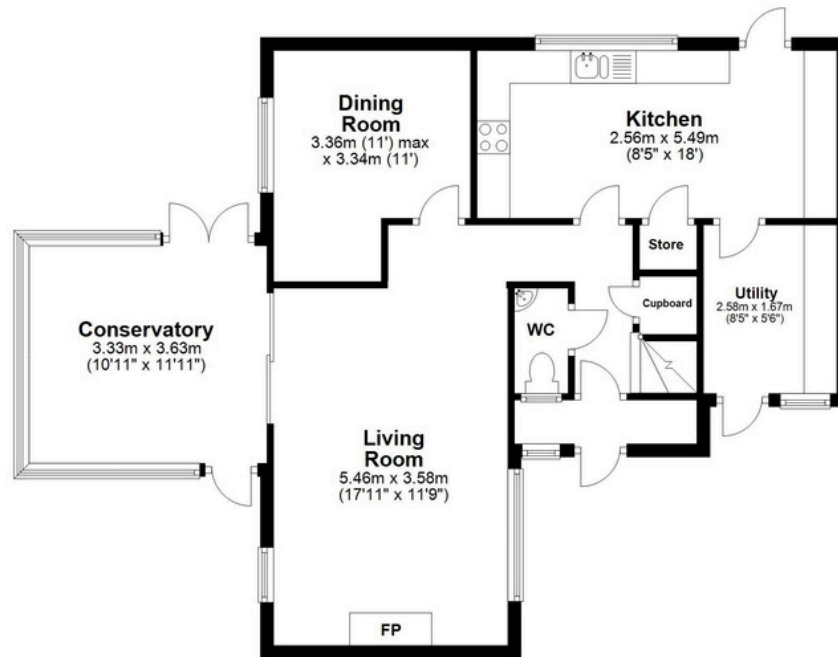




Floorplan

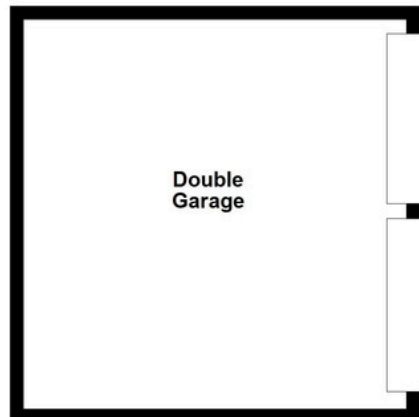
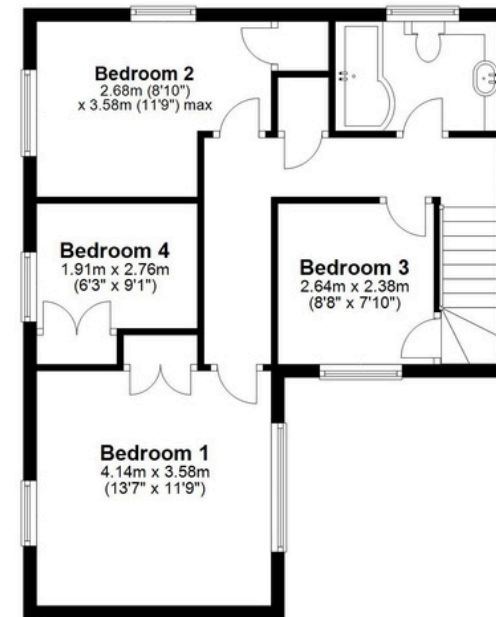
Ground Floor

Approx. 108.1 sq. metres (1163.3 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



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