



12 Wrag View, Highworth, SN6 7QJ

Asking Price: £350,000

richard james

Village & Country Homes



Wrag View

FREEHOLD

Council Tax Band - D | EPC Rating - B



Nestled in the picturesque market town of Highworth, this stunning three-bedroom semi-detached home offers modern living with the charm of a quaint community. Built in 2019, the property is presented to an exceptional standard throughout and still benefits from 5 years remaining on its NHBC Warranty, ensuring peace of mind for the future.

As you step inside, through the entrance porch, you are greeted by a bright and spacious living room, perfect for relaxing with family or entertaining guests.

The heart of the home is the contemporary kitchen/dining room, which offers ample space for cooking and dining with family and friends. French doors open out to a beautifully landscaped garden, designed for both relaxation and recreation. The garden features two large patio area, perfect for al fresco dining, and artificial lawn. With gated side access and driveway parking for two vehicles at the front, this home is as practical as it is beautiful.

You will also find a handy downstairs WC on the ground floor.

Upstairs, the first floor boasts three well-proportioned bedrooms. The master bedroom comes complete with an en-suite, while the remaining two bedrooms share a modern family bathroom. Each room is tastefully decorated, creating a serene and inviting atmosphere.

A full size single integral garage completes this wonderful home.

Gas Central Heating, uPVC Double Glazing, Mains Water/Drainage and Electrical utilities throughout.

Please note: This is a Managed Estate with a monthly management charge of £27.78 payable.



Highworth is a historic market town on the edge of the internationally renowned Cotswolds area. Highworth provides a wealth of amenities including schools, a doctors' surgery, chemist, dentist and butchers along with many restaurants, pubs and shops, including the Coop supermarket, and a Saturday market in the town square. The local, Halo leisure centre has a covered swimming pool with the football, cricket, tennis, golf and bowls grounds close by. Highworth town is conveniently located with good road communications via the A420 to Oxford as well as the A419 to the M4 and M5. Train links are available 4 miles away via Swindon to all mainline stations including London Paddington.





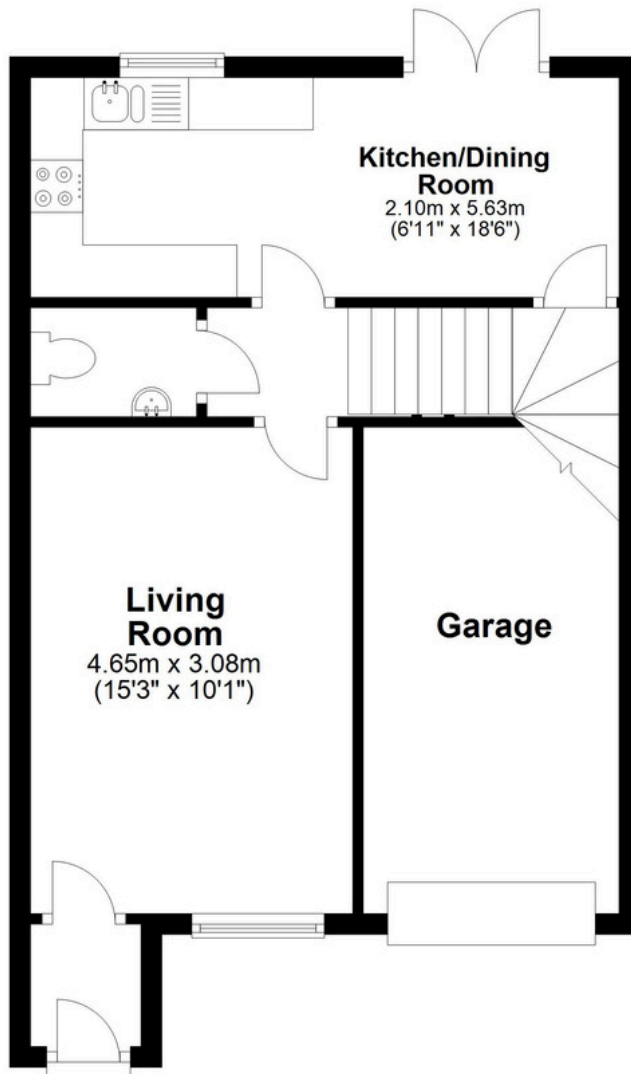






Ground Floor

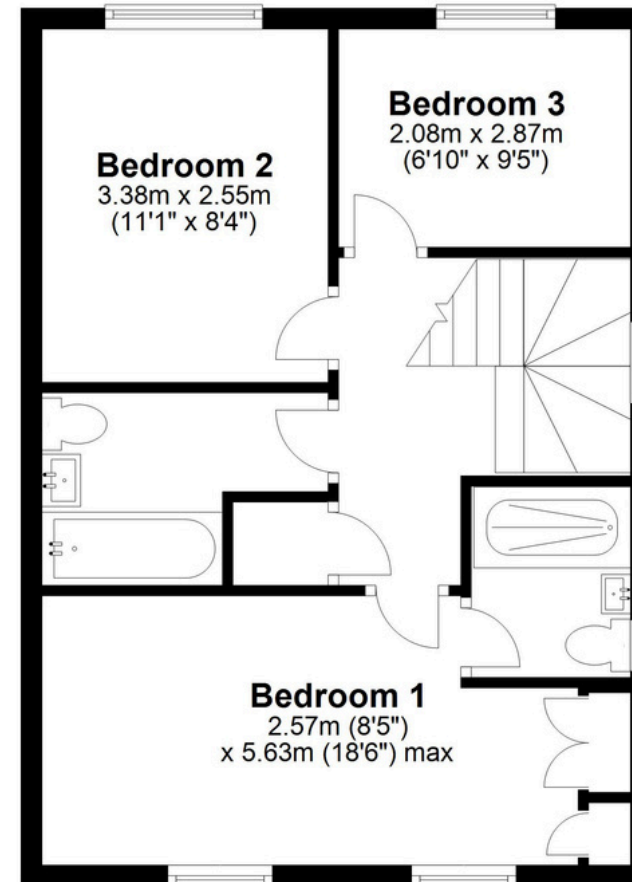
Approx. 46.3 sq. metres (498.4 sq. feet)



Floorplan

First Floor

Approx. 47.4 sq. metres (510.6 sq. feet)



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

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