

15 Marlborough Road, Wroughton, Swindon, SN4 0RX

**Guide Price £425,000**

**richard james**



## Marlborough Road

Wroughton

Freehold | EPC Rating - D



This charming detached cottage in Wroughton offers a delightful blend of character and flexible living space.

Inside, the property features a spacious living and dining room with exposed beams, showcasing its cottage charm, and a farmhouse-style kitchen. A study on the ground floor provides a versatile space that can also be used as an additional bedroom, alongside a handy downstairs cloakroom.

Upstairs, there are two well-appointed bedrooms, complemented by an impressive bathroom complete with a roll-top bath. The property also boasts a functional loft room, ideal for use as a bedroom or additional living space.

Outside, the home benefits from mature gardens, driveway parking, and a garage, offering practicality and privacy.

Located within walking distance of local shops and amenities, the property is also conveniently close to Swindon's Old Town, the train station, and the hospital.

It enjoys easy access to nearby villages, including Chiseldon and the market town of Royal Wootton Bassett, making it a perfect balance of character, comfort, and convenience.















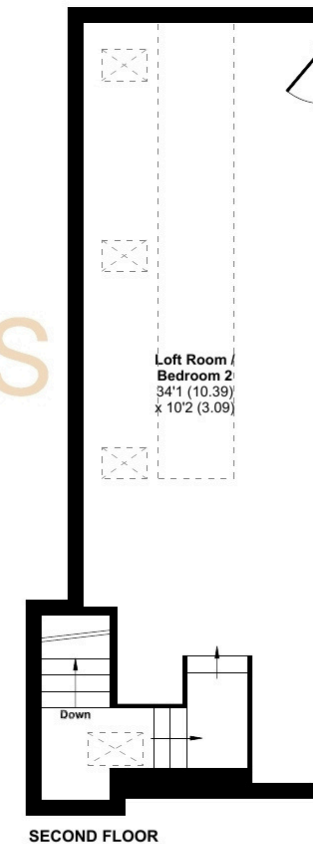
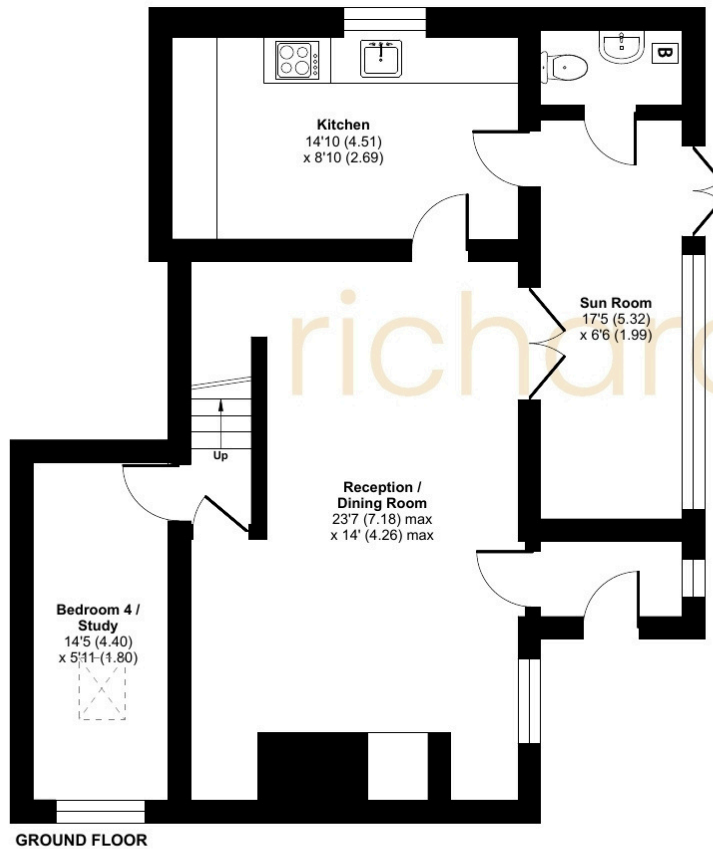
# Floorplan

Approximate Area = 1472 sq ft / 136.7 sq m  
Limited Use Area(s) = 137 sq ft / 12.7 sq m  
Total = 1609 sq ft / 149.4 sq m

For identification only - Not to scale



Denotes restricted  
head height



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