



16 Callas Rise, Wanborough, SN4 0AQ

Guide Price £700,000

richard james

Village & Country Homes

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Callas Rise

Wanborough

Freehold | EPC Rating - C

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This spacious and adaptable 5-6 bedroom detached family home is tucked away in a quiet cul-de-sac in the desirable village of Wanborough. The village offers a welcoming community atmosphere with a primary school, a variety of pubs, and convenient access to key locations such as the Great Western Hospital, A419, M4, and Swindon's train station, which connects to London in approximately one hour.

The property has been continually enhanced for both style and functionality, the home features a large, open-plan kitchen, dining, and family room—a true focal point of the property with a dual-aspect living room that fills the space with light as well as study, cloakroom, and a utility room, as well as a one-and-a-half garage for added storage or parking.

On the first floor, there are five well-proportioned bedrooms, two of which have en-suite bathrooms, providing convenience and privacy for family members or guests. Additionally, there's a family bathroom and a sixth bedroom that could serve as a nursery or extra study.





Outside, the property is surrounded by beautifully landscaped gardens with mature trees, established shrubs, and a peaceful patio area, perfect for relaxing and entertaining. This home offers a flexible layout ideal for a growing family and combines the charm of village living with excellent transport links and amenities.





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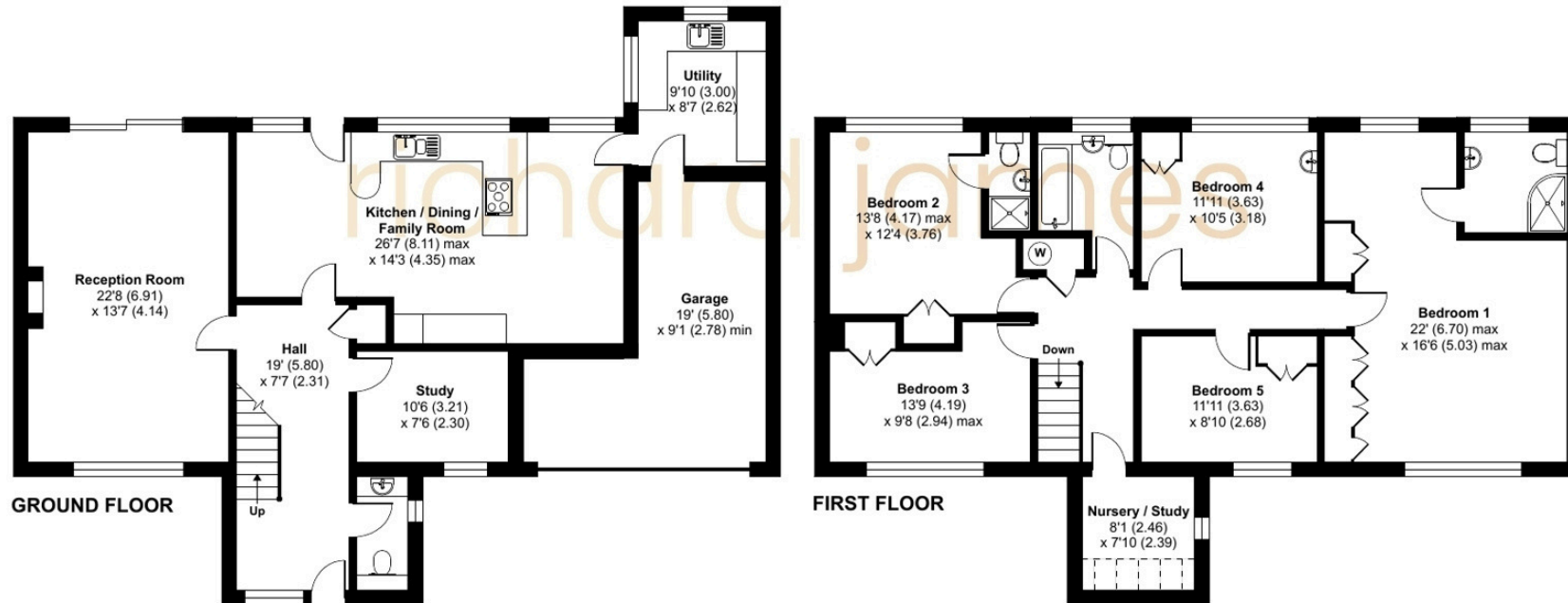
Floorplan

Approximate Area = 2200 sq ft / 204.4 sq m
Limited Use Area(s) = 16 sq ft / 1.5 sq m
Garage = 220 sq ft / 20.4 sq m
Total = 2436 sq ft / 226.3 sq m

For identification only - Not to scale



Denotes restricted head height



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