



Gordon House, Botany, Highworth, SN6 7BT

**Guide Price: £875,000**

**richard james**

Village & Country Homes



## Botany

### Highworth

Freehold | EPC Rating - C



Set in a highly sought-after and peaceful location, this beautifully extended and stylishly updated four-bedroom detached home offers uninterrupted views across Highworth Golf Course towards the Ridgeway. Tucked away at the end of a cul-de-sac, this impressive property spans over 2,600 sq ft (243.6 sq m), including a large garage and home office, and is finished to an exceptional standard.

Designed for modern living, the open-plan ground floor features a vast, flexible layout with zone-controlled underfloor heating throughout all non-carpeted areas.

A welcoming entrance hall leads into the heart of the home—a stunning kitchen/dining/reception space measuring 39'3" (11.96m) x 19'4" (5.93m), seamlessly integrating a fully fitted kitchen, dining area, TV lounge, and comfortable seating zones. Multiple south-facing bifold doors open onto an expansive composite deck, perfect for indoor-outdoor living.

For practicality, the rear entrance leads to a boot room with access to a cloakroom/WC. A dedicated office space provides an ideal home-working setup.

The home offers four bedrooms, all fitted with en-suites, including a ground-floor suite with built-in wardrobes and a luxury en-suite wet-room shower, toilet, and basin—ideal for guests or multi-generational living.

The striking floating wood and glass staircase leads to the first floor, where a spacious landing connects three generous double bedrooms, all with stylish en-suite facilities. The two principal bedrooms feature bath and wet-room shower suites, while the third enjoys a sleek wet-room en-suite. All bathrooms benefit from underfloor heating for added comfort.

Surrounding the property are mature, well-maintained gardens that flow directly onto the golf course, creating a tranquil retreat with breathtaking views. The front aspect features a private block-paved driveway with space for multiple vehicles and access to a large garage.



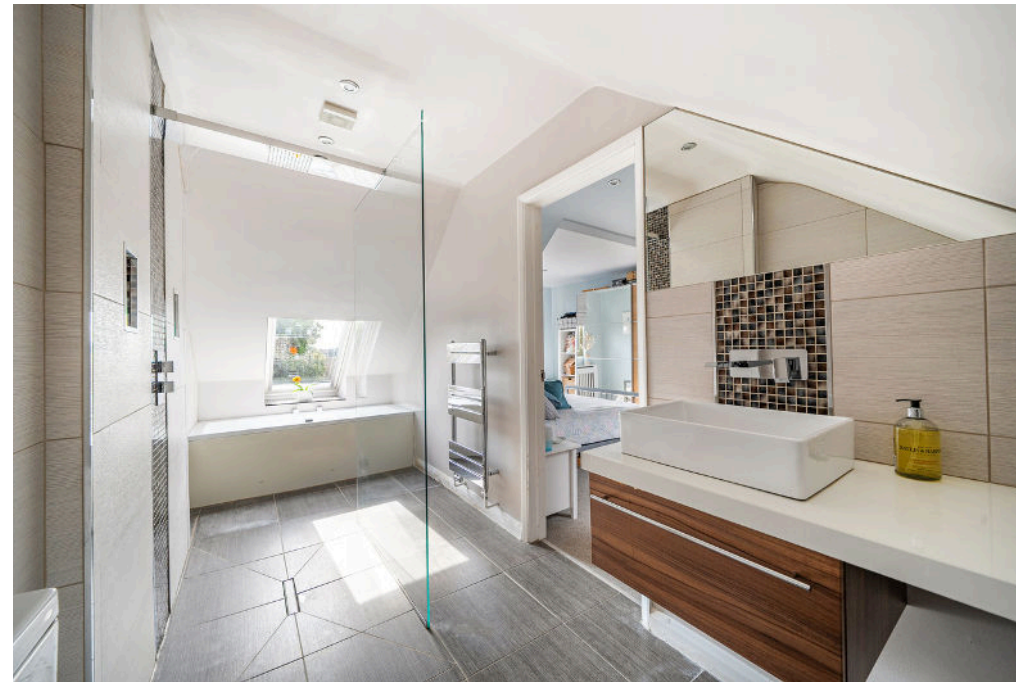
#### Security & Energy Efficiency

- Fingerprint-operated entry system for enhanced security
  - Comprehensive security alarm system
  - Fully double-glazed with gas central heating

With its high-end finish, spacious open-plan layout, and unbeatable location, this home offers the perfect balance of luxury, comfort, and convenience—just a short, level walk from the High Street and Market Place.











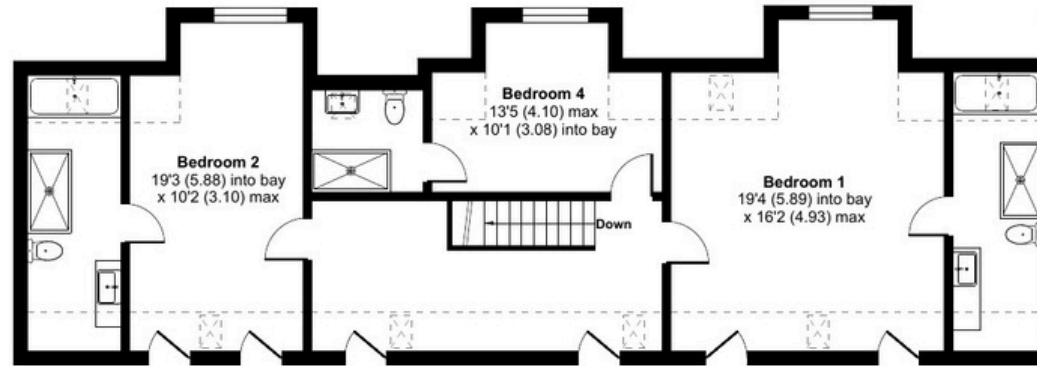




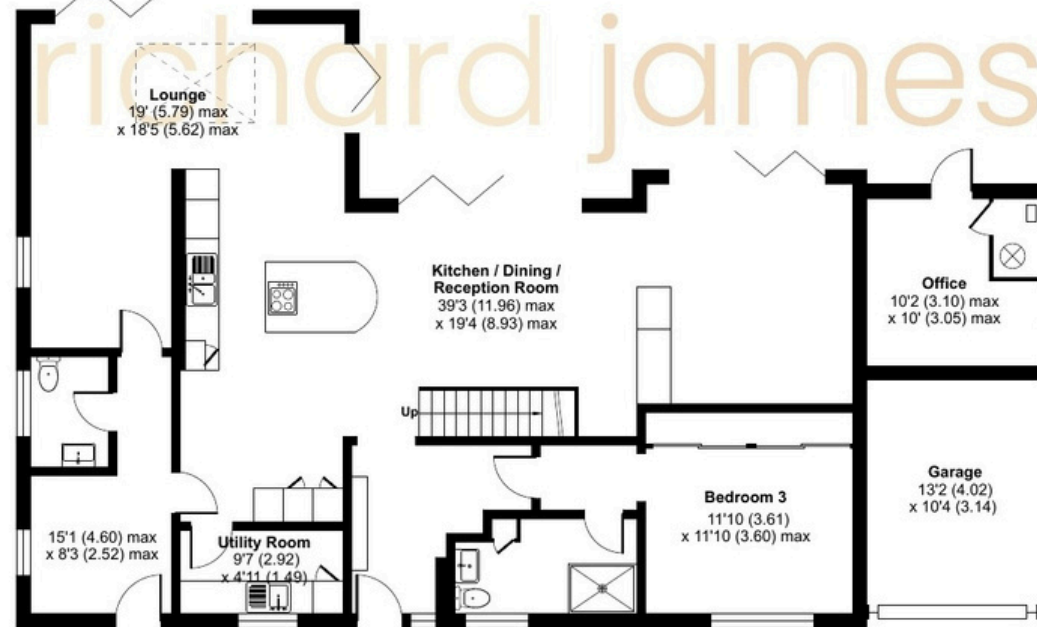
# Floorplan

Approximate Area = 2164 sq ft / 201 sq m  
 Limited Use Area(s) = 221 sq ft / 20.5 sq m  
 Garage = 137 sq ft / 12.7 sq m  
 Outbuilding = 102 sq ft / 9.4 sq m  
 Total = 2624 sq ft / 243.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1256455

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