



13 Roman Crescent, Old Town, Swindon, SN1 4HH

Guide Price £900,000

richard james



Roman Crescent

Old Town

Freehold | EPC Rating - TBC

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Situated in the prestigious and highly sought-after Roman Crescent area of Old Town, this impressive detached residence enjoys a prime position just a short stroll from the picturesque Town Gardens. Boasting breathtaking views of the Wiltshire Downs from its balconies, this home offers a perfect blend of elegance, space, and privacy.

Approached via a private gated driveway, the property provides ample parking and leads to an attached double garage. Spanning over 3,400 sq. ft. of beautifully presented living space, the home also benefits from a charming self-contained annexe and a delightful summer house.

The main house features a welcoming and spacious entrance hall, three versatile reception rooms—including an expansive 25' sitting room—a superb 21' fitted kitchen/breakfast room, a bright and airy 18' conservatory, and a convenient ground-floor shower room. The first floor hosts four generously sized bedrooms, including a magnificent master suite with a luxurious ensuite shower room, a walk-in wardrobe, and access to a covered balcony offering far-reaching views. A further family bathroom and a wrap-around balcony complete the upper level.

The self-contained annexe provides an excellent opportunity for multi-generational living or guest accommodation, offering a spacious 20' living room that opens into a modern fitted kitchen, a comfortable double bedroom, and an ensuite shower room.

The beautifully landscaped, private gardens enhance the appeal of this exceptional home, featuring a newly designed south-facing patio, well-maintained lawns, and a charming summer house—perfect for outdoor relaxation and entertaining.



This truly remarkable home must be seen to be fully appreciated. Viewing is highly recommended through the vendor's sole agents, Richard James.



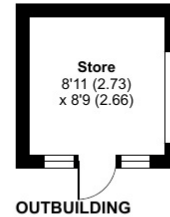






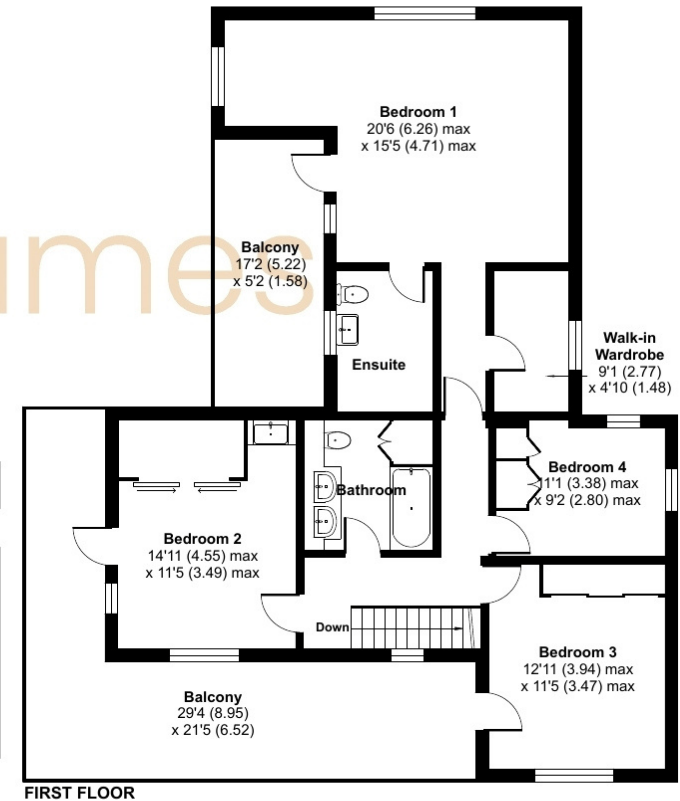
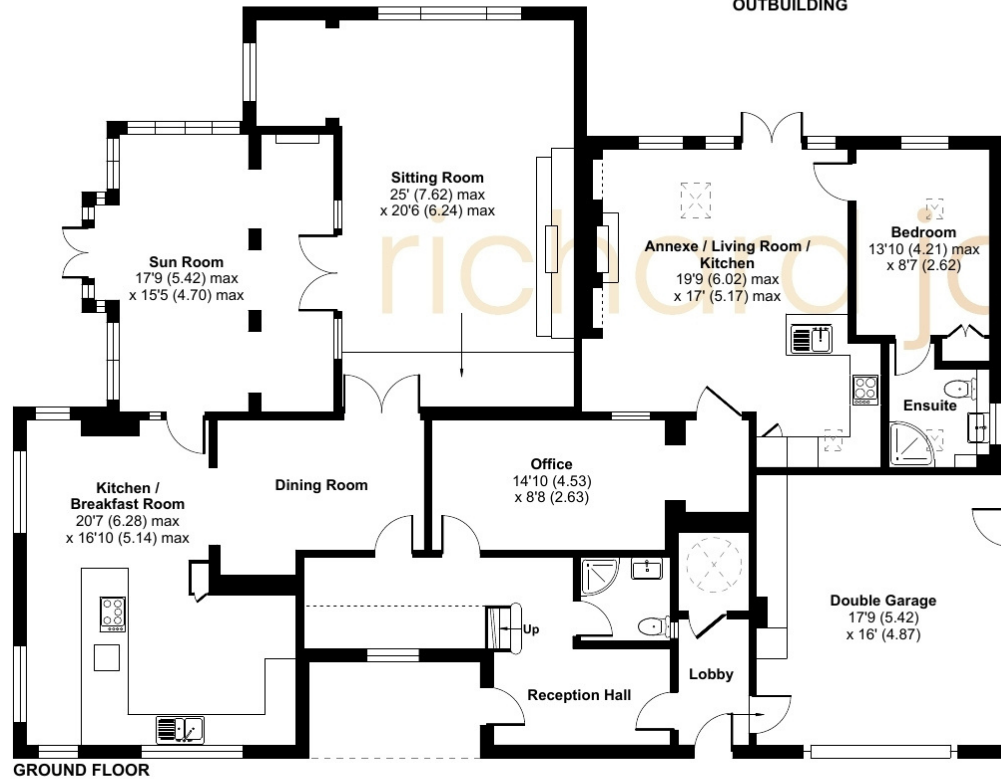


Floorplan



Approximate Area = 2643 sq ft / 245.5 sq m
 Annexe = 499 sq ft / 46.3 sq m
 Garage = 279 sq ft / 25.9 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 3499 sq ft / 324.9 sq m

For identification only - Not to scale



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