



15 John Alder Close, Chiseldon, Swindon, SN4 0JL

**Guide Price £425,000-£440,000**

**richard james**





## John Alder Close

Chiseldon

Freehold | EPC Rating - C

 4  2  2

Occupying an enviable position, adjoining open farmland and offering far reaching views towards Liddington Hill and Barbury Castle. This well presented, detached family home, is situated at the end of a private road, within the sought-after downland village of Chiseldon.

This lovely family homes comprises: Hall, Cloakroom, Dining Room, Sitting Room with PVCu double glazed doors opening into the private Rear Garden and spacious 17' Kitchen/Breakfast Room. With Four double Bedrooms, all with built-in wardrobes and with En-suite to Bedroom One and further Family Bathroom, to the first floor.

Further features include the well tended Rear Garden, laid predominantly to lawn with flower borders, full width patio area and further seating area to rear.

The gardens are enclosed by timber fencing and their are far reaching views across the fields to the rear towards Liddington Hill. To the front, is lawned with shrubs and driveway which leads to the integral Garage.

Chiseldon is surrounded by rolling downland that is designated as an Area of Outstanding Natural Beauty and is located just 7 miles North of the market town of Marlborough.

It is only a short drive from J15 of the M4 and the commercial centre of Swindon (railway station serving London Paddington 55 minutes).





The village itself has a thriving community and benefits from two convenience stores, Chiseldon House Hotel, the brilliant Three Trees farm shop, complete with cafe, as well as Post Office and GP surgery and there are three public houses within easy reach.



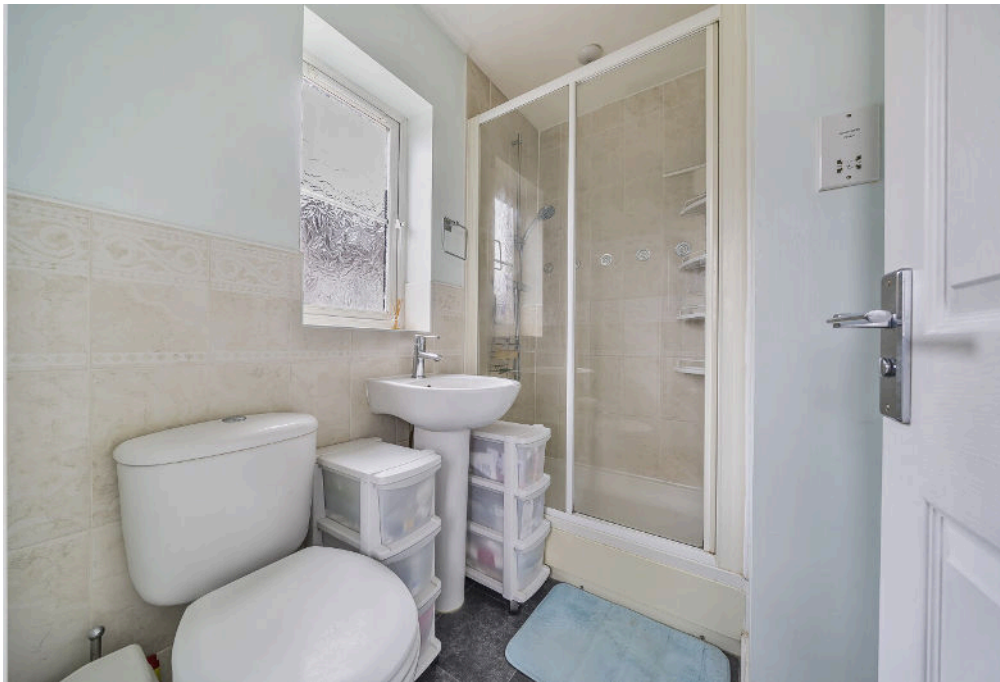


















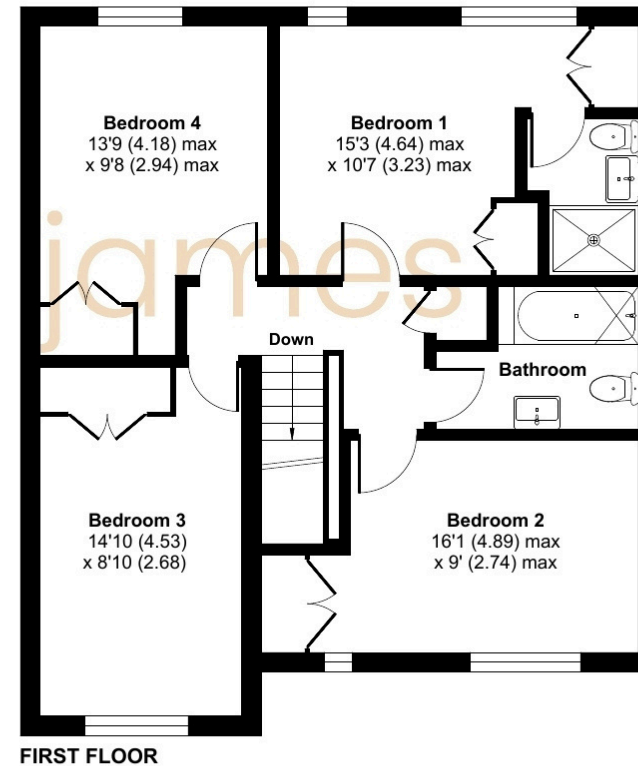
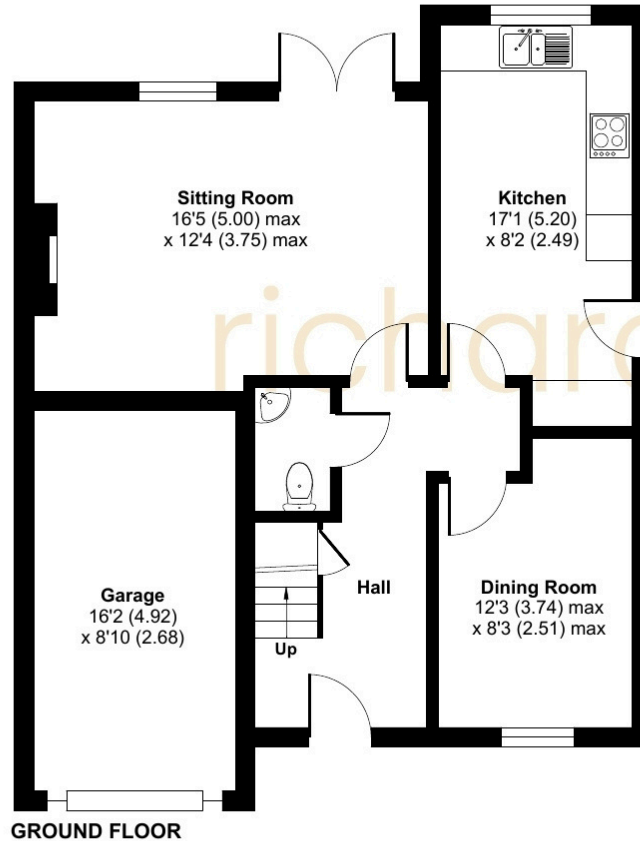
# Floorplan

Approximate Area = 1265 sq ft / 117.5 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1403 sq ft / 130.3 sq m

For identification only - Not to scale



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