

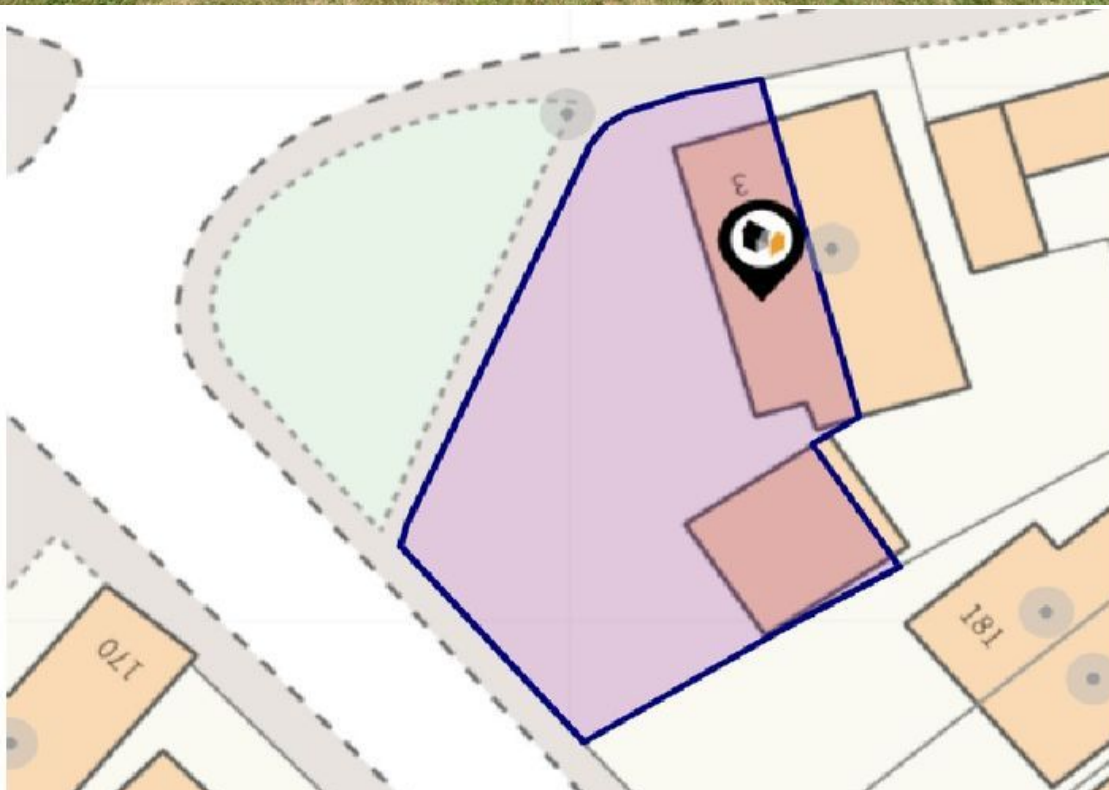


3, Church Street, Stratton St Margaret, Swindon, SN3 4NB

£300,000

**richard james**





3, Church Street, Stratton St Margaret, Swindon, SN3

| EPC Rating - D | Council Tax - C

 3

 1

 2

## Property Description

Charming Three-Bedroom Cottage with Rich History & Exceptional Potential – Stratton

Nestled in the heart of Stratton, this unique and characterful three-bedroom semi-detached cottage sits proudly on a generous corner plot steeped in local history. Offering an exciting opportunity for enhancement and extension (subject to planning permission), this home combines classic charm with ample space and potential.

The ground floor features a welcoming front lounge, a central dining room perfect for entertaining, and a light-filled kitchen/breakfast area with direct access to the beautifully established garden. A downstairs bathroom completes the ground floor layout.

Upstairs, you'll find three generously sized bedrooms with lovely natural light. The attic, already easily accessible, presents further potential to be transformed into a functional additional room (STPP).

Outside, the home truly shines. The extensive corner plot boasts mature gardens, well-kept lawns, and rockery features, offering a private and peaceful outdoor space. The detached double garage—with power and water supply—was once the domain of a car enthusiast, making it ideal for hobbies, storage, or future conversion.

Located on a desirable road in Stratton, the cottage is just a short stroll from local pubs, schools, fields, and play parks. It also offers excellent access to the A419, making commuting convenient.

This property is offered with no onward chain, making it a rare and exciting opportunity in a sought-after area. Whether you're looking for a charming home to make your own or an investment with potential, this cottage should not be missed.

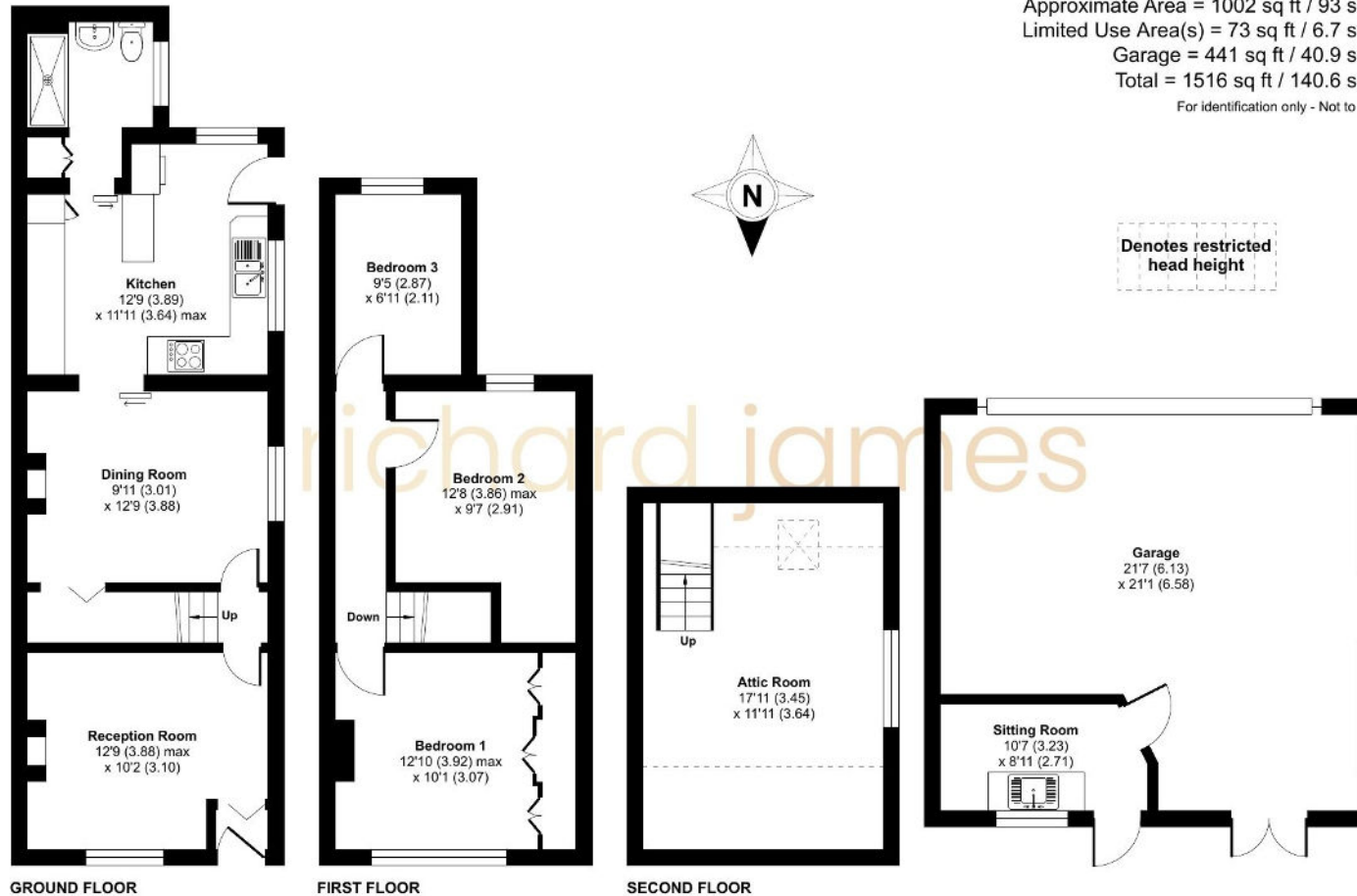






# Floorplan

Approximate Area = 1002 sq ft / 93 sq m  
 Limited Use Area(s) = 73 sq ft / 6.7 sq m  
 Garage = 441 sq ft / 40.9 sq m  
 Total = 1516 sq ft / 140.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Richard James Estate Agents Ltd. REF: 1303422

Details are subject to approval

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