

richard  
james



*Merlin Way*  
Covingham, SN3 5AN

Guide Price  
**£625K**









# Merlin Way

Covingham

Freehold | EPC Rating - C

 4
  2
  1

Stunning Contemporary Home on Merlin Way – No Onward Chain Set on the sought-after Merlin Way, surrounded by large bespoke homes, this exceptional detached property delivers modern living at its finest. With striking grey cladding and a sleek glass-fronted façade, the home immediately impresses — offering a glimpse into the stylish staircase and bright hallway beyond.

Step inside and discover thoughtfully designed spaces, starting with the luxurious ground-floor main bedroom featuring a walk-in wardrobe and a high-spec ensuite bathroom with a contemporary bathtub.

At the rear lies the true heart of the home — an expansive 90 sqm open-plan living space with porcelain tiled floors, a vaulted ceiling with Velux windows, and two sets of bi-folding doors that seamlessly connect to the private rear garden. The stylish kitchen includes a large central island with integrated hob, ideal for both relaxed family meals and entertaining. This impressive space effortlessly combines kitchen, dining, and living areas into one elegant environment.

**Alanah Edwards**  
Branch Manager

**01793 311 024**  
**07557 449 144**

alanahedwards@richardjames.uk



Scan here



Open plan  
living







A utility room adds convenience, while a versatile front room provides the perfect setup for a home office or gym. The modern staircase, complete with glass balustrades, leads to a bright and airy landing, enhanced by the glass-fronted elevation. Upstairs, you'll find three spacious double bedrooms — two with fitted wardrobes — and a sleek family bathroom with both bath and walk-in shower.

Outside, the home continues to shine with a beautifully landscaped, private rear garden — not overlooked — featuring a large lawn, decked area, and an alfresco dining space to the side. A superb outbuilding currently serves as a fully equipped bar with space for seating, darts, and even bi-fold doors for indoor-outdoor entertaining. There's additional space with seating and a hot tub, along with side access from both sides of the property. To the front, a beautifully planted garden and generous driveway parking complete this fantastic offering.

Located in the desirable Covingham area, known for its green spaces, excellent schools, and convenient access to the A419 and M4, this unique property offers a rare blend of style, space, and location — and best of all, it's offered with no onward chain.



Private  
Garden







Please call us on 01793 831 444 if you wish to gain further information about this property.

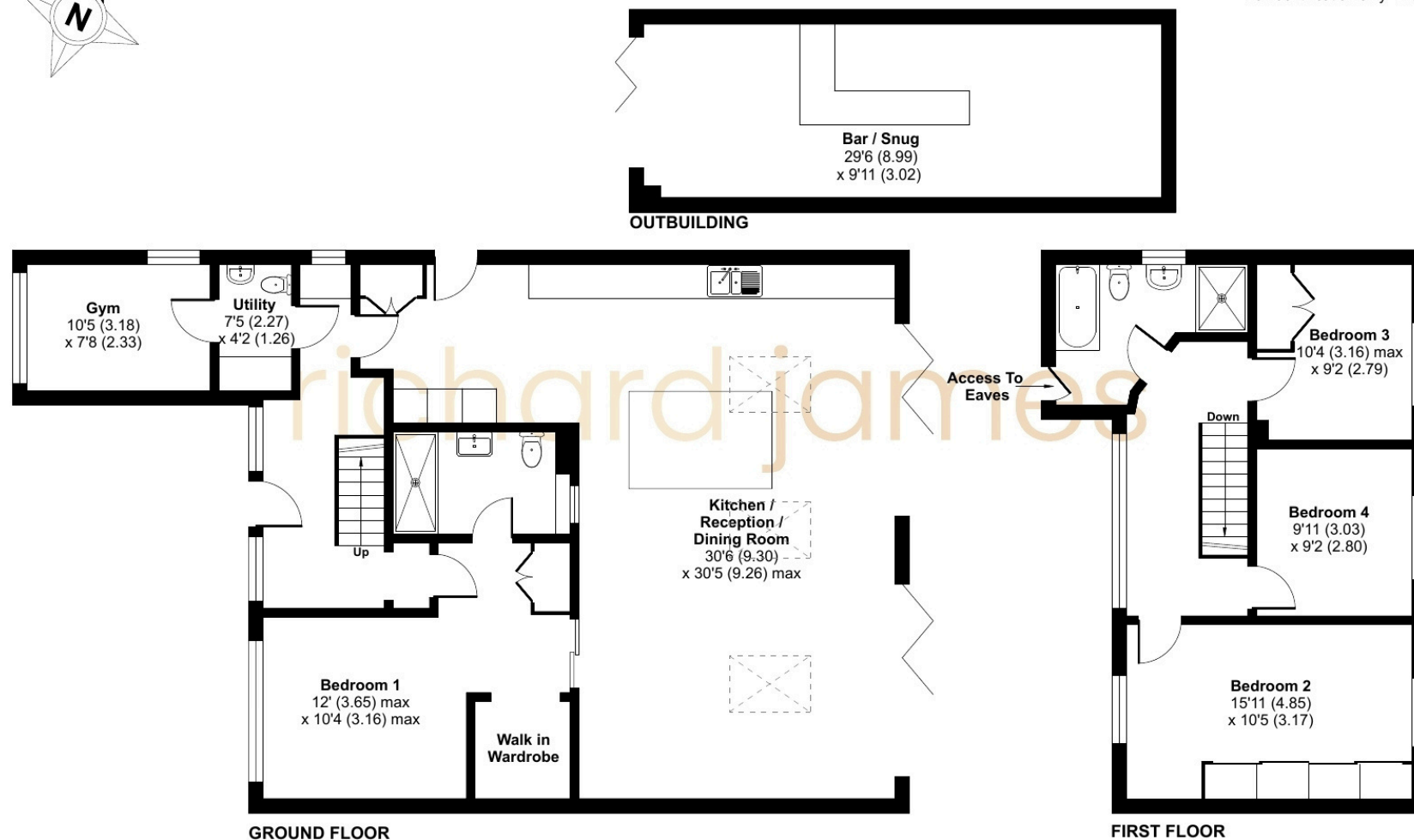


Approximate Area = 1723 sq ft / 160 sq m

Outbuilding = 292 sq ft / 27.1 sq m

Total = 2015 sq ft / 187.1 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). © nichecom 2025. Produced for Richard James Estate Agents Ltd. REF: 1306998

**01793 831 444**

eastswindon@richardjames.uk

150 Grange Drive | Stratton | SN3 4LA

**richardjames.uk**



@rjestateagent