

richard  
james



***30 Sams Lane***

Blunsdon, Swindon, SN26 7AZ

Guide Price  
**£450,000**









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# Sams Lane

**FREEHOLD**

Council Tax Band - C | EPC Rating - D

 5
  3
  1

Situated in the heart of the ever-popular Blunsdon village, this beautifully presented five-bedroom family home offers a perfect blend of modern style, versatile living spaces, and thoughtful design across three floors.

The ground floor welcomes you with a spacious hallway that leads to a bright and airy living room, and a stylish open-plan kitchen/diner finished in a contemporary grey and oak palette. The kitchen features a striking lantern roof, creating a light-filled space ideal for both everyday family life and entertaining. Bi-fold doors seamlessly connect the kitchen area to the landscaped rear garden, offering an inviting indoor-outdoor lifestyle.

On the first floor, you'll find four well-sized bedrooms, along with a modern family bathroom and an additional ensuite. Bedroom 5 also offers flexibility to be used as a home office.

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# KITCHEN







A standout feature of this home is the exceptional second-floor loft conversion, which forms a superb principal suite. With its own stylish ensuite and Velux windows allowing natural light to flood the space, it provides a tranquil and private retreat.

Externally, the property boasts a paved driveway with ample parking, rear access, and a fully enclosed, landscaped rear garden – ideal for families and summer entertaining.

This thoughtfully extended and upgraded home is ready to move into, and perfectly located in a sought-after village setting with easy access to local amenities, schools, and transport links.

Total Area: Approx. 1820 sq ft / 169 sq m (including garage)



TOP  
FLOOR  
BEDROOM







This vibrant village benefits from a welcoming community shop/cafe and two public houses, village hall, in addition to Flame Restaurant and many leisure facilities at the Blunsdon House Hotel. There is a local school, St Leonards CE Primary, and both Warneford Secondary school in Highworth (4 miles) and Farmors Secondary school in Fairford (10 miles) have bus services running from the village.

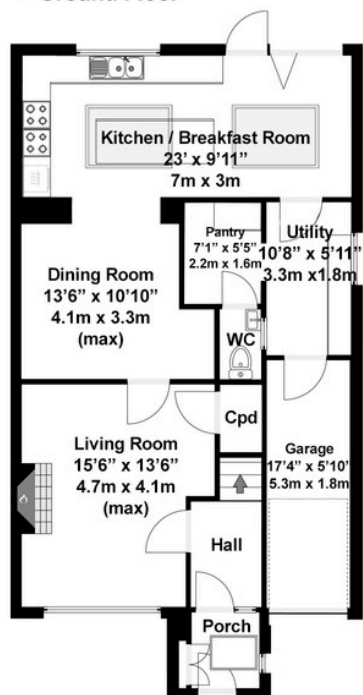
There is also a bus service available to Cirencester College. With good road links via the A419 to the M5 and M4, and Swindon railway station (circa five miles) providing regular links to London (within an hour), this is a superb opportunity to get the best of both worlds whilst also being accessible.



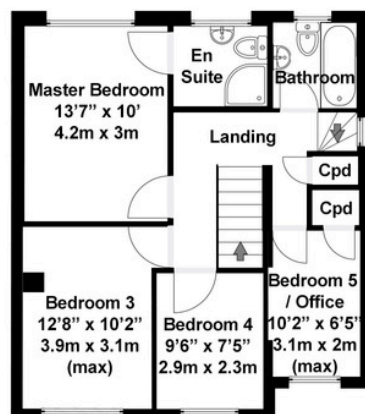




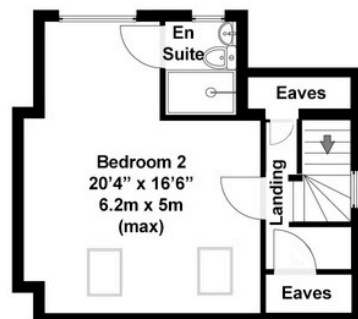
### ▼ Ground Floor



### ▼ 1st Floor



### ▼ 2nd Floor



Total area approx: 1820 sq ft / 169 sq m  
(Includes garage)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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