



**ST HELENS GARDENS, THE PITCHENS,
WROUGHTON**

Carter Jonas

WESTBROOK HOUSE, 4 ST HELENS GARDENS, THE PITCHENS, WROUGHTON, SN4 ORD

KEY FEATURES

- 3284 square feet
- Detached Property with surrounding Garden and Driveway
- Village location
- Three reception rooms
- Open plan kitchen/breakfast room
- Principal bedroom suite
- Three further double bedrooms
- Landscaped garden
- Double garage and driveway parking

SITUATION

4 St Helens Gardens is situated in a select development in quiet location within the oldest part of Wroughton with a thriving community. The village provides an extensive range of amenities including schooling at primary and secondary levels, doctors surgery, library, public houses and shopping facilities. The commercial centre of Swindon is just over 2 miles to the north where there is a main line station to London Paddington (55 minutes) and Junction 15 of the M4 motorway is about 3 miles to the north/east providing easy access to London and the West country. The village nestles beneath the Marlborough Downs and Ridgeway National Trail and the surrounding countryside, including the beautiful historic Clouts Wood, contains many footpaths and bridleways making it ideal for walking, riding and other country pursuits.

A MODERN, DETACHED FAMILY HOME SET IN THIS EXCLUSIVE DEVELOPMENT OF ONLY FIVE HOMES.



DESCRIPTION

Built in 2002, the property extends to in excess of 3200 square feet and has been designed with family living in mind with the property flooding with natural light throughout.

Upon entering the home, you are welcomed into the large entrance hallway, which is perfect for kicking off shoes, coats and school bags. To the left of the hallway is the triple aspect sitting room with open fireplace with Bath stone surround, with double doors opening out onto the paved terrace. There is a separate snug room which could easily be utilised as a children's playroom. A separate dining room with doors opening onto the terrace makes this the ideal room for entertaining in the summer months, or for warm cosy festive family meals. The real heart of the home is the open plan kitchen/breakfast room. To one end is the sitting area of the room which is centred around the gas fired burner and brick feature wall. Double doors open out to the rear garden. The kitchen has been designed with cooking in mind and based around a central island with windows on two sides overlooking the rear garden. The room is more than large enough to accommodate a dining table, making it perfect for family meals or for entertaining. A utility room with doors to the garden make this ideal for muddy boots and paws. A cloakroom completes the downstairs accommodation.

Upstairs, of particular note, is the principal bedroom suite with adjoining dressing room with an abundance of built in wardrobes and a four-piece, modern ensuite bathroom with underfloor heating. From the principal bedroom is the large landing which has a delightful reading nook. The second guest bedroom also has its own ensuite and a built-in wardrobe. The third bedroom, which is currently utilised as an artist studio, could easily be converted back into a double bedroom, or as an office space for those working from home. The fourth bedroom is of a good size and benefits from built in wardrobes. These two bedrooms are served by the well-appointed family bathroom.

OUTSIDE

The house is approached via a private road leading through double gates to the ample gravelled drive parking for several vehicles. There is a detached triple width, two bay garage. The rear garden has been lovingly landscaped and is mainly laid to lawn with an array of mature plant, shrubs and specimen trees. A large, paved area provides the perfect place for al-fresco dining and sitting out in the sunshine, making the most of the south-westerly facing aspect of the garden. The garden enjoys complete privacy and there is a timber-built summerhouse.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

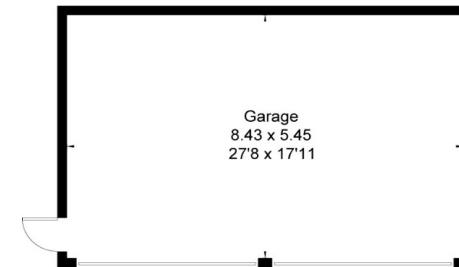
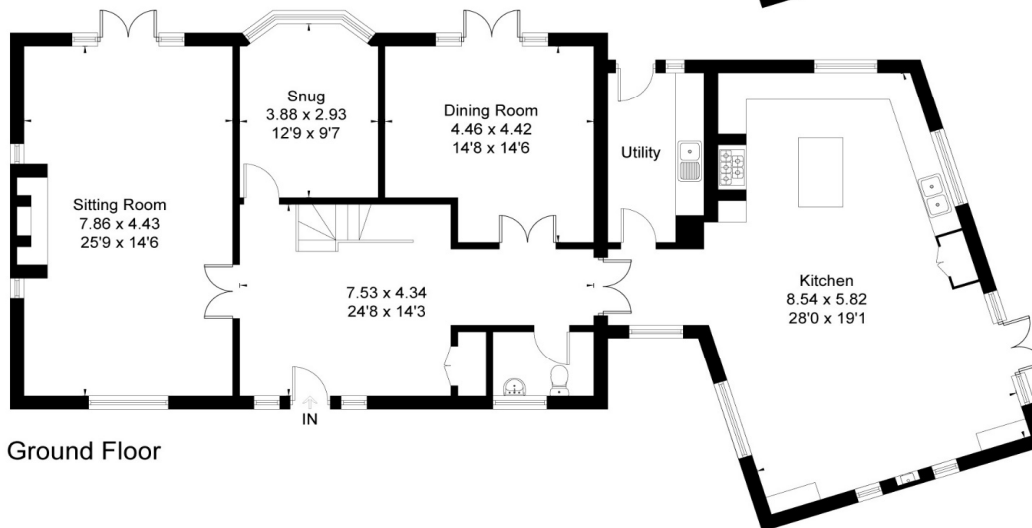
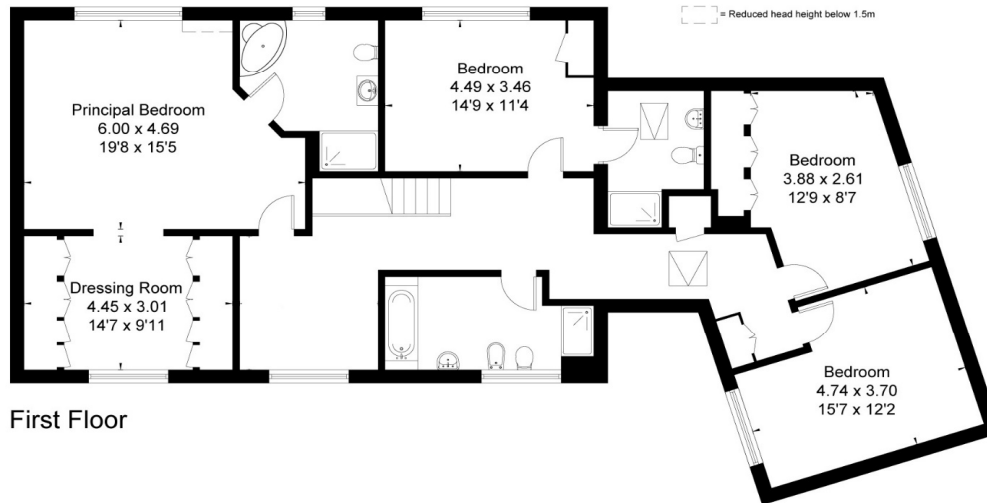
GUIDE PRICE £1,350,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





The Pitches, Wroughton Swindon, SN4
 Approximate Area = 3284 sq ft / 305.1 sq m
 Garage = 495 sq ft / 46 sq m
 Total = 3779 sq ft / 351.1 sq m



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87184

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Classification L2 - Business Data