



Total area: approx. 205.4 sq. metres (2210.8 sq. feet)



32 Hodson Road  
 Chiseldon

£525,000

**HENRY GEORGE**  
 VILLAGE

# 32 Hodson Road, Chiseldon, Wiltshire, SN4 0LN

A delightful modern four/five bedroom house, set back from the road in a quiet non-estate position in the heart of this appealing village, convenient for Swindon and the motorway, yet within minutes of the countryside and the Marlborough Downs.

- Large detached family home
- Flexible accommodation
- Three reception rooms
- Four/five bedrooms
- Three bathrooms
- Double garage
- Private garden



The property is approached over a newly tarmac drive leading to the double garage and there is off street parking for several vehicles. The front garden is low maintenance with recently laid gravel beds. The rear garden is laid predominantly to lawn, with planted borders and a large patio area. There is access to the garage and paths lead down either side of the house to the front. The garden is fully enclosed and offers an exceptionally high degree of privacy and benefits from an outside tap and external electrical socket.

## Draft details

These particulars are currently in 'draft' format. Their accuracy has not yet been verified by the vendors.

## Chiseldon

The village offers a rural setting but with convenient access to the M4 motorway network. Local amenities include post office, several public houses, shop, newsagent, primary school and hotel with restaurant. The market town of Marlborough is about 8 miles away and Swindon about 5 miles with mainline railway station (Paddington) and a good selection of shops and leisure facilities including the Broome Manor Golf Complex.



## The Property

Number 32 Hodson Road is a large detached family home, located in this popular village and within easy reach of both Marlborough and Swindon. The property offers generous and flexible accommodation together with a double garage and off street parking for several vehicles, low maintenance frontage and private rear garden.

A useful covered entrance porch leads into the reception hall. Double doors lead into the well proportioned sitting room with a fireplace at its heart. A further set of double doors lead into the dining room, which, in turn leads into the conservatory benefitting under floor heating and doors providing access to the garden.

The kitchen is fitted with a matching range of base and eye-level units with work surfaces over. There is a built-in double oven, ceramic hob and space and plumbing for a dishwasher. A utility room sits beside the kitchen, which is fitted with a range of fitted cupboards with space for a fridge freezer, washing machine and tumble dryer and a further access to the rear garden.

Also on the ground floor is a study/snug and a cloakroom.

On the first floor there are four double bedrooms. The large master bedroom benefits from built-in wardrobes and an en-suite bathroom. There is a guest bedroom with separate shower room and two further bedrooms which both have built-in wardrobes. (The vendors have adapted two bedrooms to form one large bedroom but this could easily be returned to two bedrooms providing five in total)

The family shower room is newly fitted with double width shower area fitted with Aqualisa shower, wash-hand basin and WC. Also on the first floor there's an airing cupboard, a large storage cupboard and an insulated loft.

## Outside

### Disclaimer Notice

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