



**Connells**

Cornflower Wharf Road  
SWINDON





## Property Description

A unique opportunity to purchase a BRAND NEW five double bedroom detached home located in the village of Wroughton. The property is fitted with SOLAR PANELS and has three reception rooms including a Lounge, a Games Room and a Study. In addition, there is a 44' Kitchen/ Family Room. The kitchen is fitted to the highest standards with marble worktops, Schueller fitted kitchen and inset stainless sink and drainer in the marble top. With fitted NEFF double oven with slide and hide doors and microwave oven. Full length fitted Liebherr fridge and freezer along with additional below worktop fitted fridge and freezer.

5 double bedrooms and 3 en-suites across the 2nd floor, with the gable glass end facing due west with a glass front, there is a brilliant seating area to enjoy the evening sun. The master bedroom is located to the rear of the house and has an en-suite which has natural stone tiles, double size shower, floating WC and wash hand basin. There is also a his and hers dressing room or her dressing room along with a Juliet balcony.

With parking for 4 cars to the front and an electric entry gate, this house is located overlooking farm land on all sides of the house. With this in mind there are walks all around stretching from walks to Royal Wootton Bassett, Wroughton/Chiseldon and down to Barbury Castle.

This is really a one-off house.

## Internal Features

### Entrance Hall

Door to front aspect. Wood flooring. Stairs rising to the first floor accommodation. Access to:

### Cloakroom

Obscured double glazed window to rear aspect. Suite comprising WC. Wash and basin. Radiator. Tiling. Tiled flooring.

### Lounge

23' 8" x 18' 1" ( 7.21m x 5.51m )

Double glazed windows to front and side aspects. Double glazed French doors to rear aspect. Telephone point. TV point. Under floor heating. Wooden flooring.

### Games Room

17' 5" x 11' 1" ( 5.31m x 3.38m )

Double glazed window to side aspect. Double glazed window to rear aspect.

### Study

18' 2" x 9' 2" ( 5.54m x 2.79m )

Double glazed window to side aspect. Radiator. Telephone point. TV point.

## Kitchen

44' 9" x 17' 5" ( 13.64m x 5.31m )

Double glazed window to side aspect. Select Line Schueller fitted kitchen comprising sink drainer set into marble worktops. EEF microwave and ovens. Liebherr Fridge/freezer. Natural wood flooring.

## First Floor Landing

Wooden staircase leading from the entrance hall. Access to:

## Bedroom One

21' x 17' ( 6.40m x 5.18m )

Double glazed windows to rear and side aspects. Radiator. Access to a dressing room and en-suite.

## En-Suite

Obscured double glazed widow to side aspect. Suite comprising shower cubicle with inset shower. Wash hand basin. WC Extractor fan.

## Bedroom Two

16' 7" x 16' 3" ( 5.05m x 4.95m )

Double glazed windows to front and side aspects. Fitted wardrobes. Radiator. TV point. Access to the en-suite.

## En-Suite

Suite comprising WC. Wash hand basin. Shower cubicle with inset shower.

## Bedroom Three

17' x 14' 5" ( 5.18m x 4.39m )

Double glazed widows to front and side aspects. Fitted wardrobes. Telephone point. TV point. Access to the en-suite.

## En-Suite

Suite comprising WC. Wash hand basin. Shower cubicle with inset shower.

## Bedroom Four

16' 3" x 9' 5" ( 4.95m x 2.87m )

Double glazed window to side aspect. Radiator. Telephone point. TV point.

## Bedroom Five

19' 9" x 9' 4" ( 6.02m x 2.84m )

Double glazed window to rear aspect. Radiator. Telephone point. TV point.

## Bathroom

Suite comprising bath with mixer taps and shower over. Wash hand basin. WC. Extractor fan. Radiator.

## External Features

## Front

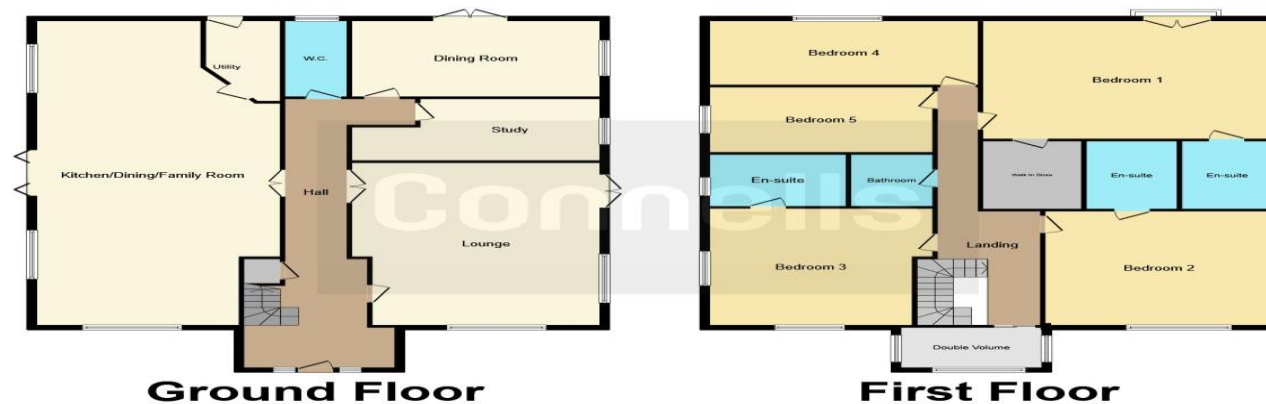
Gate to front with remote wired alarm system for access.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**view this property online** [connells.co.uk/Property/SND101329](http://connells.co.uk/Property/SND101329)

#### directions to this property:

From Connells offices proceed up Victoria Road. At the roundabout take the 1st exit onto Devizes Road towards the roundabout. Proceed over the roundabout and turn right onto Black Horse Way. Black Horse Way turns right and becomes Foxham Way. At the roundabout take the 1st exit onto Mill Lane. Turn right onto Wharf Road. Turn left.

**EPC Rating: Exempt**

Tenure: Freehold



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