



Broad Town, SN4 7RE

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PROPERTY SALES & LETTINGS



- Four Double Bedroom Detached Home
- Far Reaching Country Side Views
- Living Room With Bi-Folding Doors & Wood Burning Stove
- Kitchen/Breakfast Room & Utility Room
- Generous SOUTH WEST facing Rear Garden With Open Views
- Detached Double Garage
- Three Reception Rooms
- Spacious Dining Room With Bi-Folding Doors
- Home Office Space With Separate Entrance & Wood Burning Stove
- Direct Rear Access To Countryside Walks

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PROPERTY SALES & LETTINGS

Alder Bank

Broad Town, SN4 7RE

£725,000

Situated in the desirable area of Broad Town, this large 4-bedroom detached family home offers ample space, modern living, and picturesque countryside views. With a detached double garage and a generous rear garden that backs onto open farmland, this property provides a perfect balance of indoor comfort and outdoor beauty.

The ground floor features three spacious reception rooms, including a bright and airy living room with bi-fold doors that lead to the garden, complemented by a cosy wood-burning stove. The separate dining room also opens to the garden with bi-folding doors, creating a seamless connection between indoor and outdoor spaces, ideal for entertaining. The modern kitchen/breakfast room is well-equipped for family living and comes with a separate utility room for added convenience. Additionally, an extra room on the ground floor offers flexibility as a home office space with the benefit of having its own entrance door, a separate WC, wood burning stove and a further door leading out to the rear garden.

Upstairs, the home offers four good sized double bedrooms, with bedroom one featuring fitted wardrobes and en-suite shower room. The remaining bedrooms share a contemporary family bathroom with shower over bath. The first floor enjoys far-reaching views of the surrounding countryside, enhancing the peaceful charm of the property.

Outside, the expansive rear garden offers plenty of space for relaxation, family activities, or gardening, with the added benefit of direct access to open fields.

This beautiful family home combines modern comforts with rural living, all while being a short drive of around 3 miles southeast of Royal Wootton Bassett, 5 miles southwest of J16 of the M4 and 6 miles from Swindon where you can find an array local shops, amenities and transport links. There is also a local primary school just over 300 yards up the road for added convenience as well as the popular Broad Town Brewery.

Don't miss the opportunity to view this exceptional property!



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band F For year 2024/25 = £3180.00
For information on tax banding and rates, please call Wiltshire Council

Tenure

Freehold

Electric: Mains

Heating: Oil

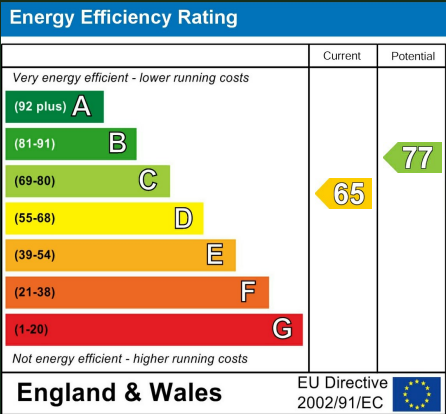
Waste: Mains

Water: Mains

Flood Risk: None (Environmental Agency)

Internet Speeds Up to 1000 mbps (Ofcom)

Energy Efficiency Rating (England & Wales)

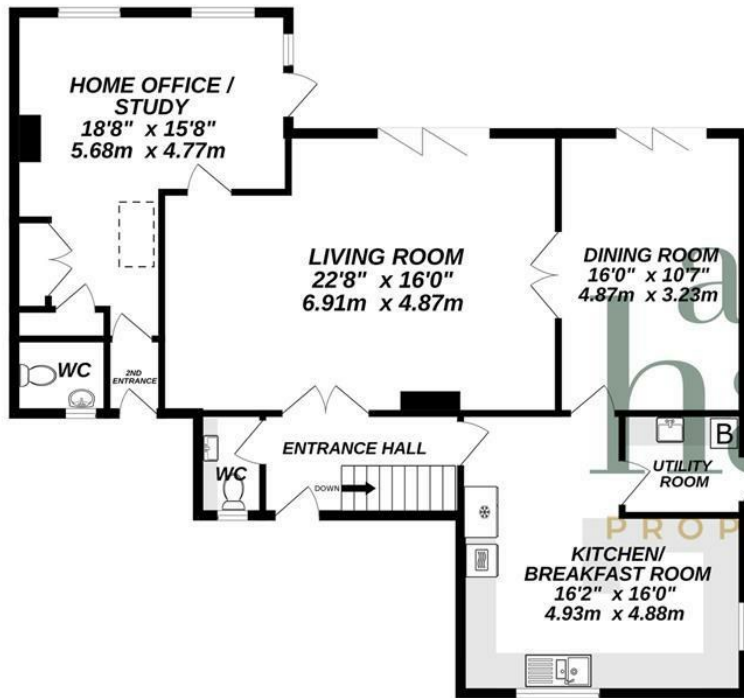








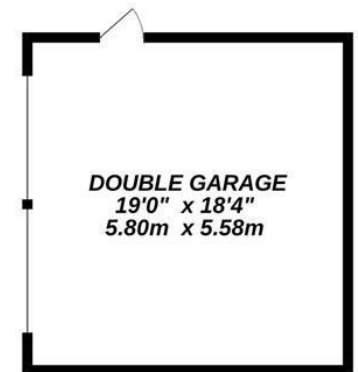
GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR
871 sq.ft. (80.9 sq.m.) approx.



GARAGE
348 sq.ft. (32.4 sq.m.) approx.



1861 EXCLUDING GARAGE & LOFT ROOM

TOTAL FLOOR AREA : 2333 sq.ft. (216.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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