

# Cranborne Chase, Taw Hill, Swindon, SN25 1FH

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PROPERTY SALES & LETTINGS



- Three Storey - 4 Bedroom Detached House
- Lounge with Cosy Open Flue Fire
- En-Suite & Family Bathroom
- Private Landscaped Garden
- Electric Roller Garage Door
- Kitchen/Diner
- Garden Room with Pitched Insulated Roof
- Part Converted Garage
- Summer House with Power
- Viewing Highly Recommended.

# 29 Cranborne Chase, Taw Hill
# Swindon, SN25 1FH

## £440,000

Occupying a desirable position within a popular area of North Swindon, is this impressive four-bedroom detached home, which has been thoughtfully extended and modernised to provide spacious and versatile accommodation arranged over three floors.
On entering, the welcoming hallway provides access to the principal ground floor accommodation. The generous lounge with open flue fire offers a comfortable space for everyday living and benefits from a rear extension, currently used as a snug/sun lounge, creating an additional reception area ideal for relaxing or entertaining.
The impressive kitchen/dining room features a bay window to the front and has been fitted with a contemporary range of units, good worktop space and integrated appliances.

The ground floor also benefits from a separate utility room with plumbing for a washing machine, downstairs WC.

To the first floor are three well-proportioned bedrooms, a modern family bathroom and the principal bedroom, which benefits from fitted wardrobes and a modern en-suite shower room.
The accommodation continues to the second floor, where the loft has been converted to create a substantial fourth double bedroom with vaulted ceilings, Velux windows and a useful dressing area. This versatile space would make an excellent guest suite, teenager's bedroom or additional workspace.

Outside, the generous rear garden has been thoughtfully landscaped with paved patio, lawn and raised decking areas, offering a good degree of privacy and several areas for seating and entertaining. A generous summer house with power provides an excellent additional space for hobbies, leisure, storage. There is also access to the integral garage, which has been largely converted and incorporates an additional office space.

The property also benefits from driveway parking to the side for 2 vehicles and storage to the front part of the garage.
All-in-all a very well appointment property that is sure to please.
Call Alan Hawkins Property Sales to arrange a viewing.




### Viewings

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

### Council Tax: Swindon Council

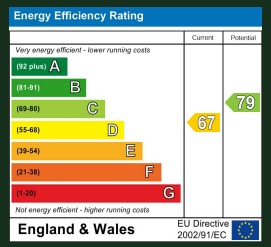
Tax Band F For year 2026/27 = £3,521.34
For information on tax banding and rates, please call Wiltshire Council, Monkton Park. Chippenham. Wiltshire. SN15 1ER. Tel: 0300 456 0109

### Tenure

Freehold

### Management Fee: N/A

### Energy Efficiency Rating (England & Wales)






ADORE
THE
CHAOS






100 DATE IDEAS





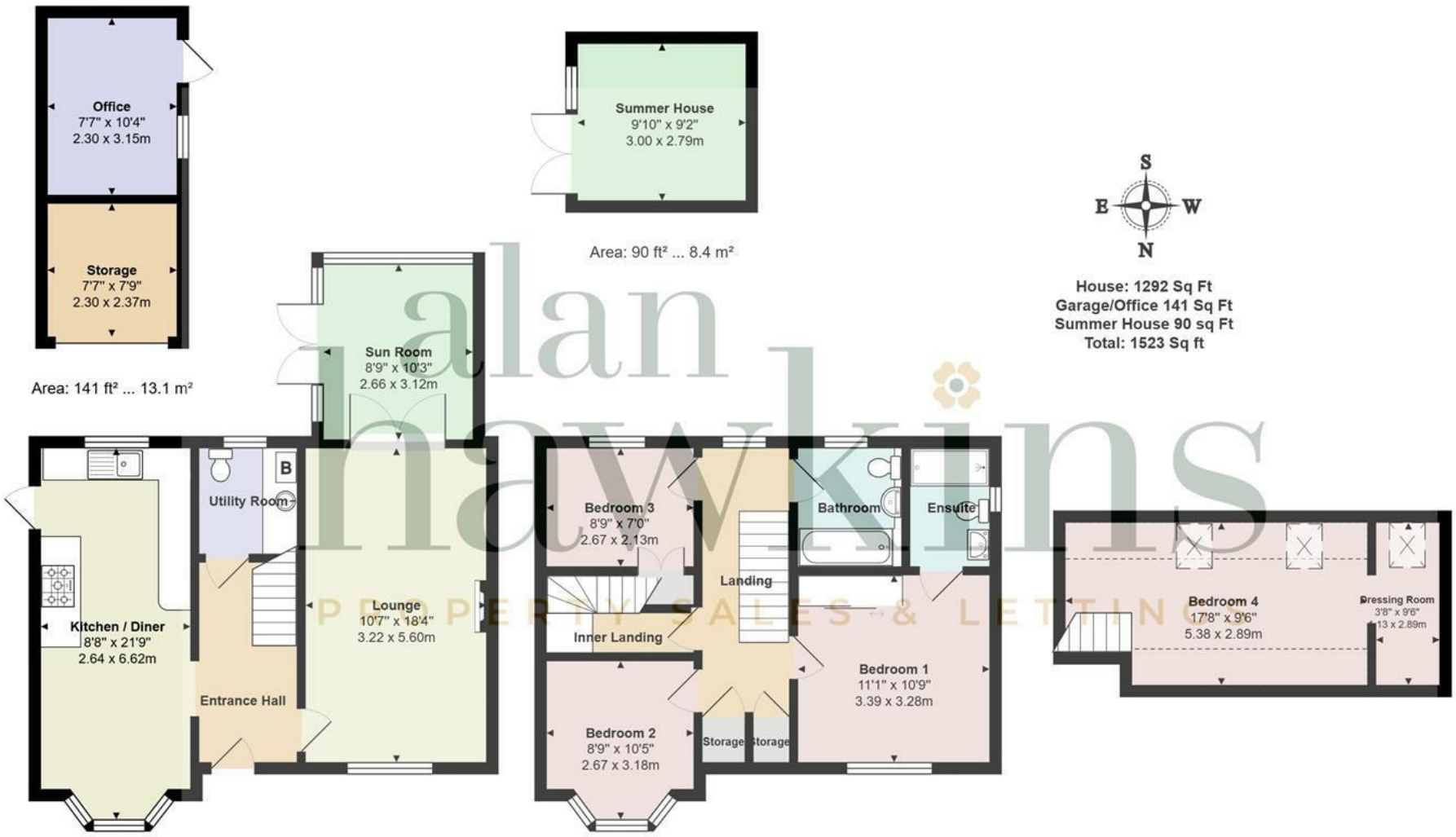













Area: 141 ft² ... 13.1 m²

Area: 90 ft² ... 8.4 m²

**House: 1292 Sq Ft**
**Garage/Office 141 Sq Ft**
**Summer House 90 sq Ft**
**Total: 1523 Sq ft**

Area: 594 ft² ... 55.2 m²

Area: 497 ft² ... 46.2 m²

Area: 200 ft² ... 18.6 m²

Total Area: 1523 ft² ... 141.5 m²

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
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