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Forge Fields, Lydiard Millicent, Swindon, SN5 3WS

01793 840 222 | alanhawkins.co.uk

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PROPERTY SALES & LETTINGS

- 4 Bedroom Detached
- Utility Room + Cloakroom
- Modern Kitchen
- South Facing Rear garden
- Viewing Recommended

- Highly Desirable Village Location
- Modern Conservatory Addition
- 3/4 Car parking
- Gas central Heating

2 Forge Fields, Lydiard Millicent Swindon, SN5 3WS

£435,000

Nestled within a peaceful cul-de-sac in the highly sought-after village of Lydiard Millicent, Forge Close is a beautifully presented four-bedroom detached family home offering an excellent balance of space, comfort and practicality. The ground floor provides versatile and well-proportioned accommodation, ideal for modern family living. A generous lounge creates a warm and welcoming space for relaxing or entertaining, while a separate dining room offers the perfect setting for more formal gatherings. The kitchen is both functional and inviting, thoughtfully laid out with ample storage and workspace, and is complemented by an adjoining utility room with convenient access to a downstairs cloakroom. The former garage lends itself to a ground floor bedroom 5 or additional reception room. To the rear, a bright conservatory enjoys views over the garden and provides a wonderful year-round retreat, and creating an additional reception area perfect for relaxing or entertaining. Upstairs, four well-sized bedrooms offer flexible accommodation for families, guests or those working from home, all served by a family bathroom. Externally, the private rear garden laid to lawn and bordered by mature planting to create a wonderful sense of seclusion. It offers ample space for outdoor dining,

children's play, or simply unwinding in peaceful surroundings. Side access enhances practicality, while the driveway to the front provides parking for multiple vehicles with a further gravelled area to the side that is occasionally used for additional parking. Forge Close enjoys a superb position within this charming and well-connected village. West Swindon's extensive range of shops, schools and amenities are just a short drive away, while the nearby M4 motorway (Junction 16) offers excellent transport links for commuters. To arrange a viewing, call Alan Hawkins Property Sales.



Viewings

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

Council Tax: Wiltshire Council

Tax Band E For year 2025/26 = 2869.41
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

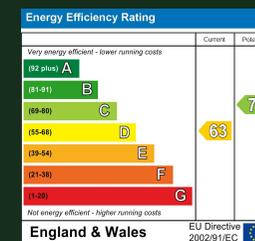
Tenure

Freehold

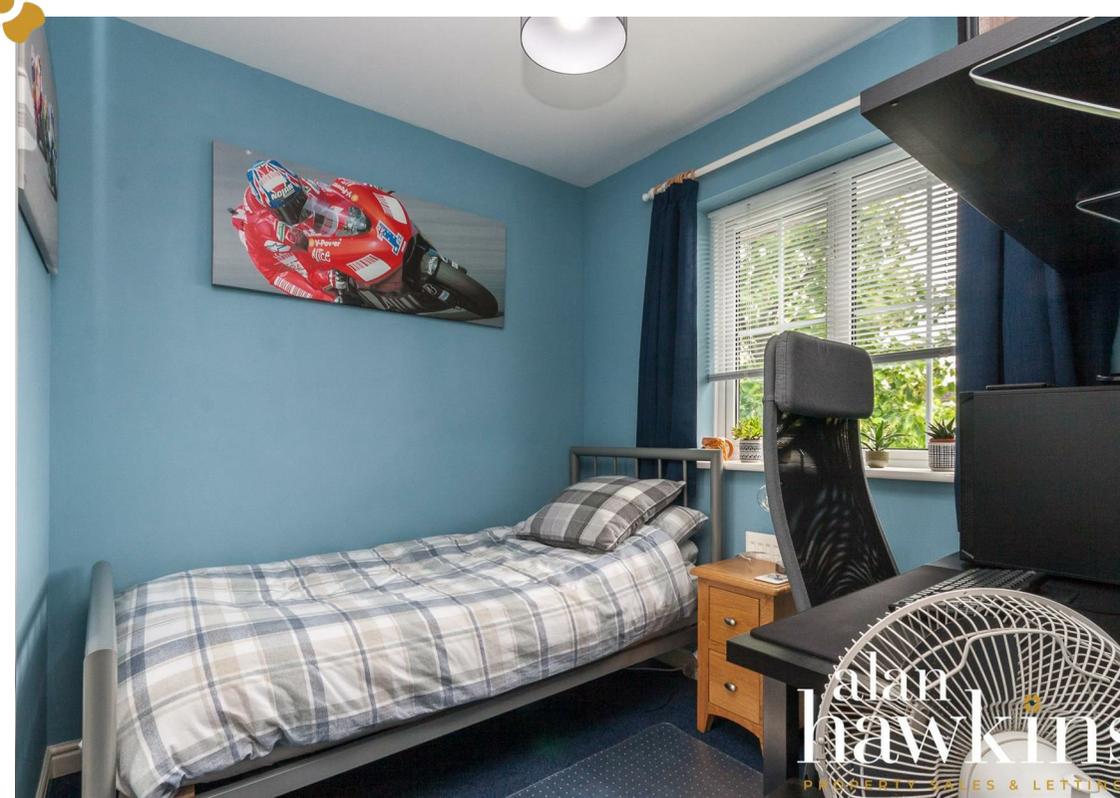
Management Fee: N/A

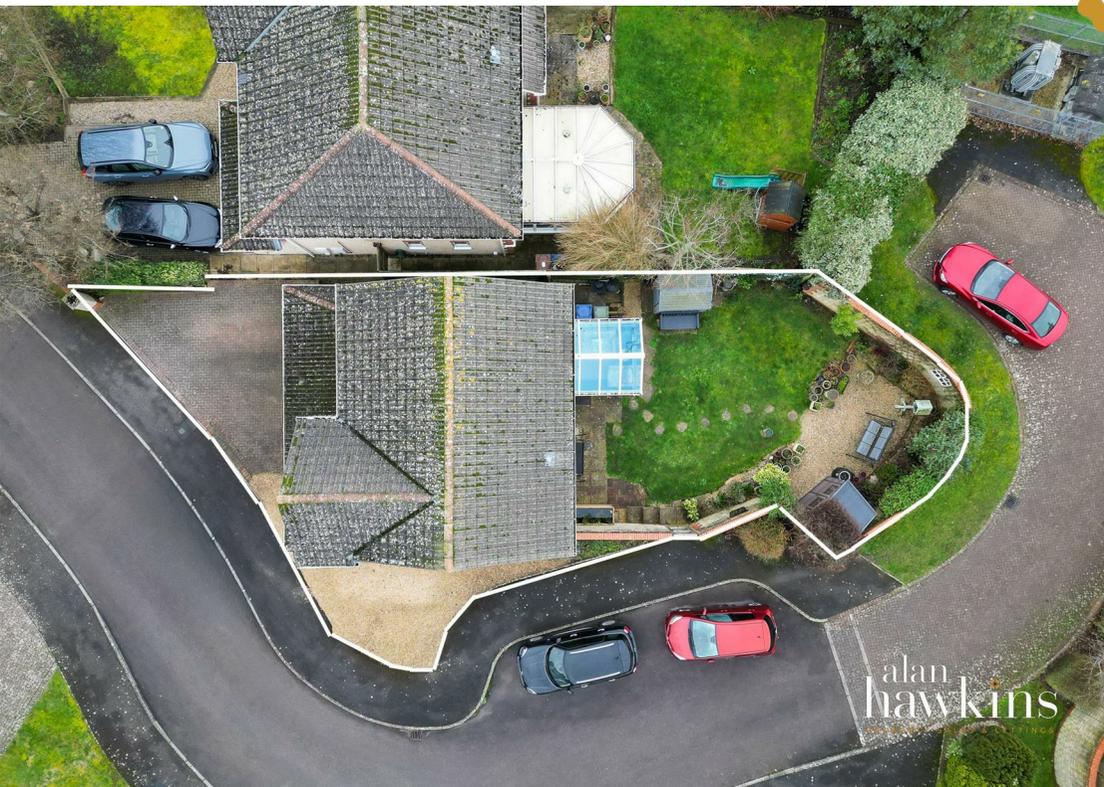
Internet Speeds: Up to 100 MBPS (Ofcom)
Flood Risk: Very Low (Environmental Agency)
Gas: Mains
Water + Waste: Mains
Electric: Mains

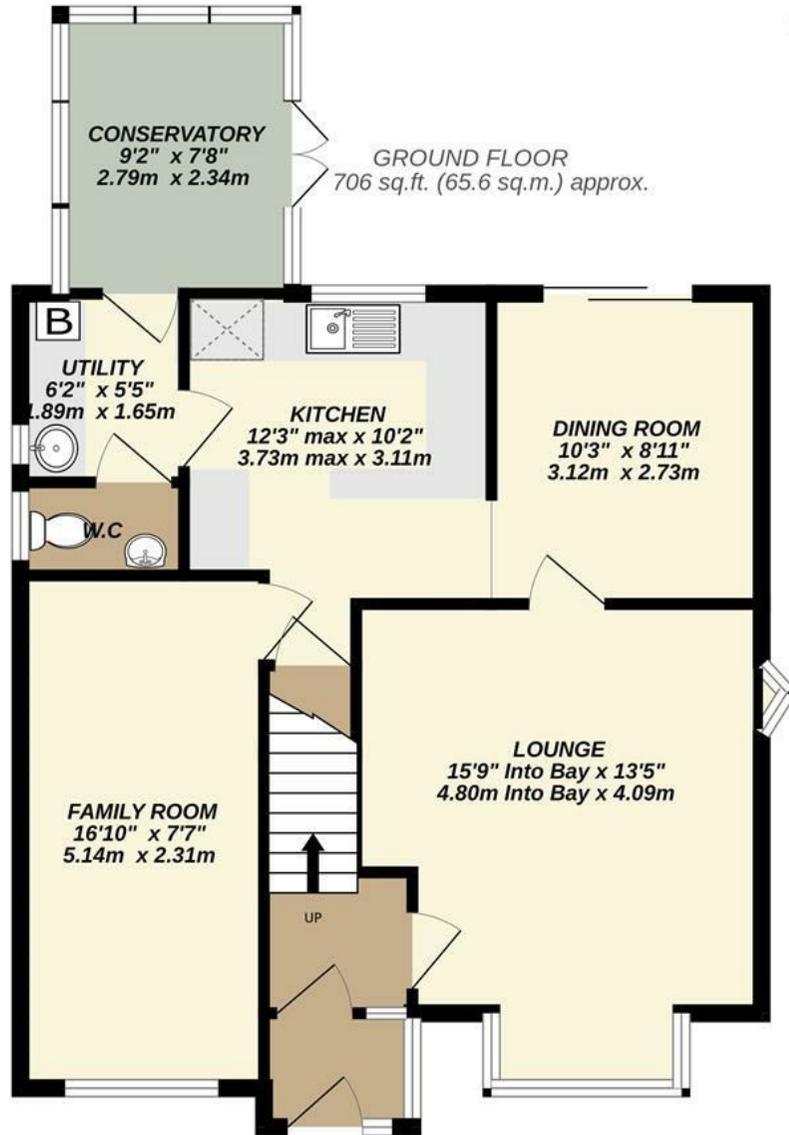
Energy Efficiency Rating (England & Wales)











1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 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.

