



86 The Garden, Stratton, Swindon, SN2 7SD  
£380,000

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Welcome to The Garden in the Kingsdown area of Stratton, Swindon. Situated on what was historically an orchard and allotment, this unique detached cottage, built in 1880, offers a delightful blend of character features with modern living. With its repurposed, exposed wooden beams and period features, as well as the re-designed open layout, this property embraces a warm and inviting atmosphere that is sure to appeal to those seeking a home with history and charm.

Having been fully improved by the current owner, the cottage boasts two bright reception rooms as well as a separate breakfast room. The kitchen has the foundations laid for someone to really put their stamp on it and bring out the best of the space to complete the home. The three bedrooms provide flexible living options for a family or an office space.

A notable feature of this home is the double garage, which offers convenient vehicle access via a private alleyway. This added benefit not only provides secure parking but also enhances the overall functionality of the property. Furthermore, there is potential to extend the cottage, subject to planning permission, allowing you to tailor the space to your specific needs.

This delightful home is situated in a peaceful neighbourhood, with front access to Hyde Road and rear access onto Jole Close providing easy access to the local shops, pubs and bus routes of the Kingsdown area. This property is perfect for families or anyone looking to enjoy a tranquil lifestyle while still being close to local amenities. With its unique character, modern improvements, and potential for expansion, this cottage is a rare find in the heart of Swindon. Do not miss the opportunity to make this charming property your own.





### Entrance Hall

7'1" x 3'6" (2.17 x 1.09)

Composite double glazed front door, storage cupboard with window, door to sitting room

### Sitting Room

10'10" x 11'9" into 8'6" (to fireplace) (3.31 x 3.6 into 2.6 (to fireplace))

Stairs to first floor, under stairs storage cupboard, fireplace, two radiators, UPVC double doors to garden, two windows to side

### Living Room

11'0" x 15'8" (3.36 x 4.79)

Windows to both sides, brick fireplace with wood burner stove, two radiators

### Kitchen

10'4" x 10'9" (3.16 x 3.28)

A selection of units with matching worktops, range cooker with five burner gas hob, stainless steel wash basin, space for fridge freezer, skylight, door to bathroom, archway to breakfast room, two windows to side

### Breakfast Room

10'8" x 9'5" (3.26 x 2.88)

UPVC doors to garden, two windows to side aspect, fireplace, radiator, door to bedroom three

### Bedroom Three

10'9" x 5'10" (3.3 x 1.8)

Window to side, radiator

### Bathroom

7'0" x 4'5" (2.14 x 1.36)

Privacy glazed window to side aspect, low-level WC, wash basin in vanity unit, bath with waterfall shower above, extractor fan, heated towel rail

### Stairs & Landing

14'5" (5'10" to stairs) x 3'4" (4.4 (1.8 to stairs) x 1.03)

Stairs up to first floor, ceiling mounted adjustable clothes rail, two skylights, doors to both bedrooms

### Front Bedroom

10'11" x 8'6" (3.34 x 2.6)

Window to front, decorative fireplace, radiator

### Rear Bedroom

7'9" x 11'8" (2.38 x 3.57)

Window to rear, decorative fireplace, radiator

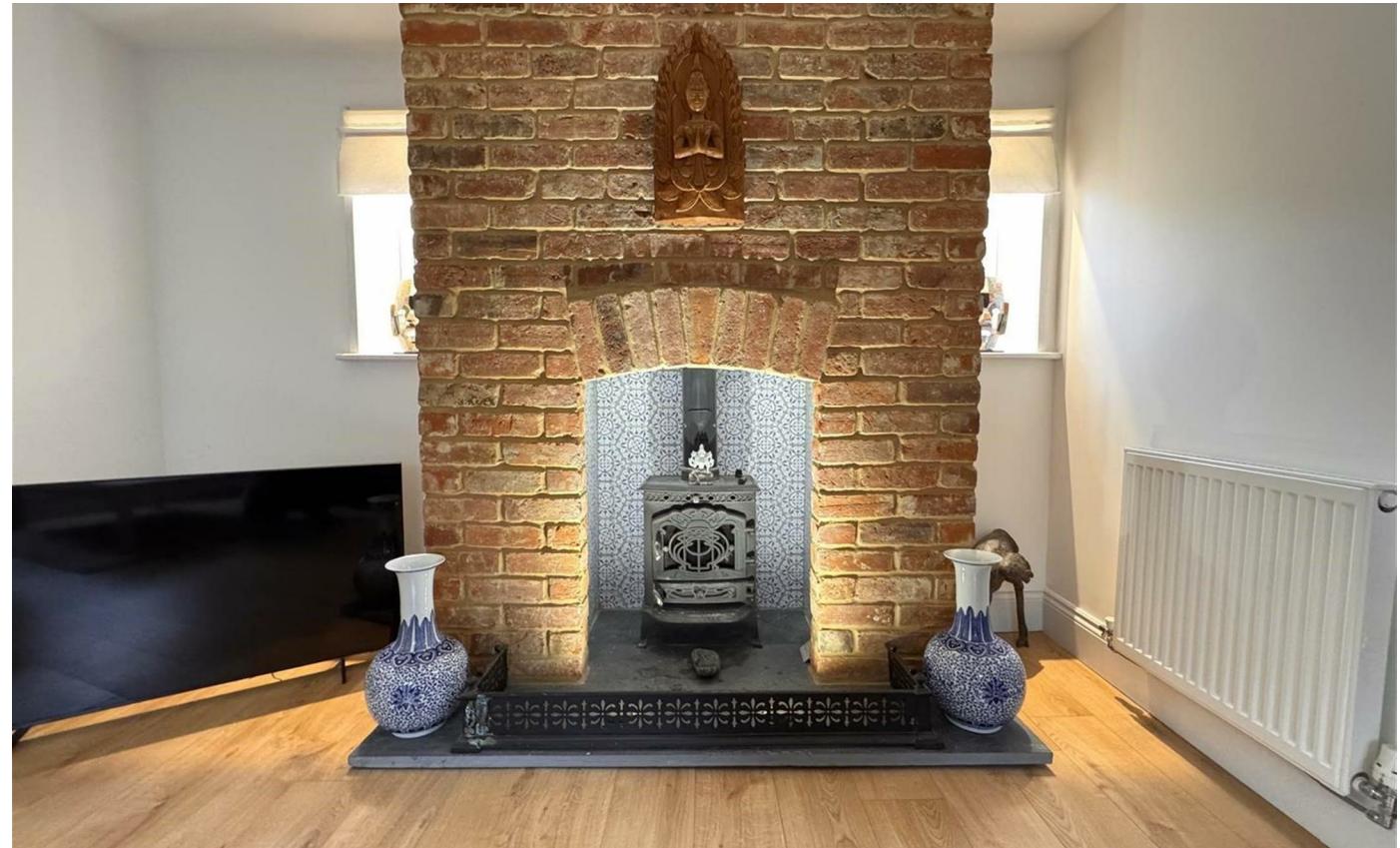
### En-suite

2'10" x 5'6" (to shower) (0.88 x 1.69 (to shower))

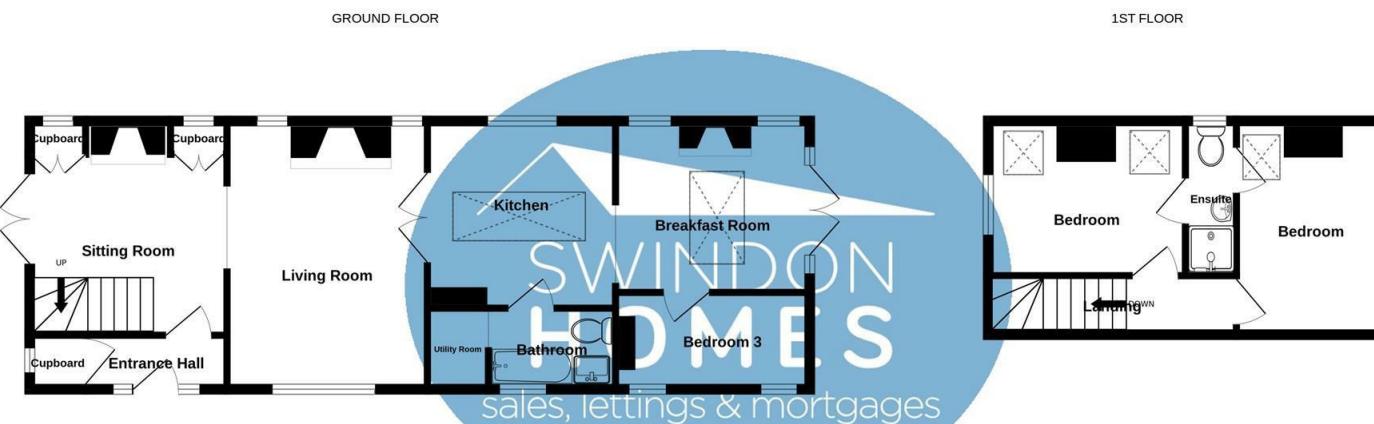
Jack and jill wash room with window to side aspect, low level WC, shower cubicle with waterfall shower, wash basin in vanity unit, heated towel rail, skylight, extractor fan

### Outdoor Space

Vehicle access via alleyway from Hyde Road, lawn area leading to double garage, privacy screens enclosing potential sitting area, rear gate leading to Joel Close, pergola with sitting area underneath, enclosed by tree lined wooden fence

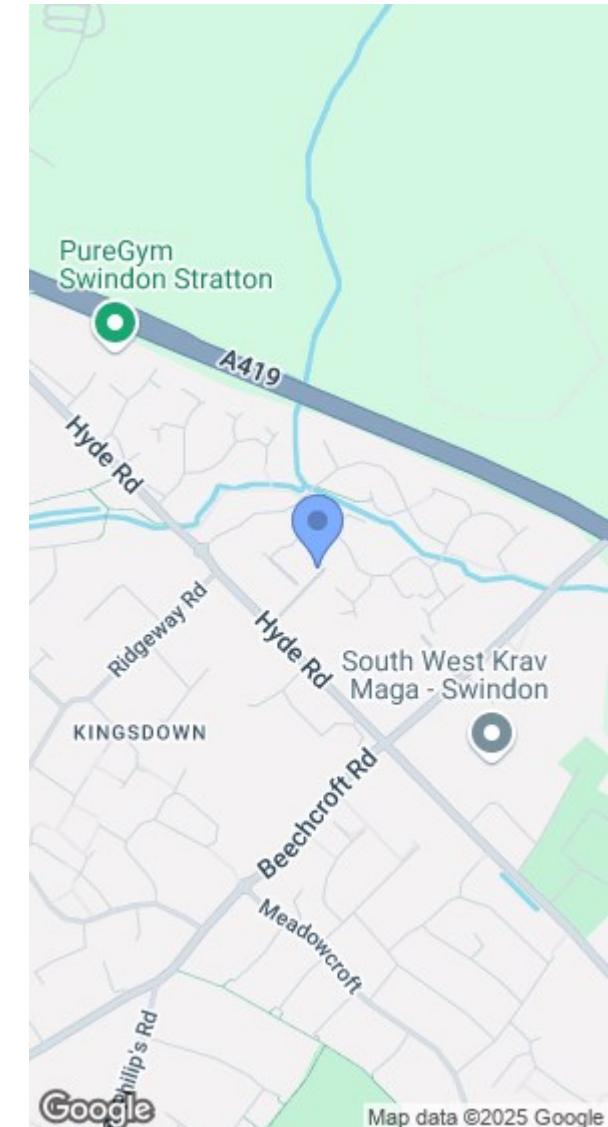






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is an illustration of property only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
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