



3 Badbury, Badbury rd, nr Badbury Village, Wiltshire., SN4 0EU
£525,000

SWINDON
HOMES 
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Nestled in the charming village of Badbury, this unique semi-detached house presents a rare opportunity for buyers. With three well-proportioned bedrooms and a comfortable reception room, this property is perfect for families or those seeking a peaceful retreat.

The house boasts an annex featuring an additional bedroom, providing versatile living options for guests, extended family or an opportunity to rent out an Air bnb. The ample driveway parking accommodates at least five cars, ensuring convenience for residents and visitors alike.

One of the standout features of this property is the land to the side, which offers exciting potential for repurposing or development, subject to planning permission. This additional space, combined with the enclosed rear garden, creates a wonderful outdoor area whatever your needs.

The uninterrupted views over the fields towards Swindon enhance the appeal of this home, providing a picturesque backdrop that is both tranquil and inspiring. Whether you are looking to enjoy the serenity of rural living or seeking a property with development potential, this semi-detached house in Badbury is a must-see. Don't miss the chance to make this exceptional property your own.

Entrance Porch

5'10" x 2'9" (1.8 x 0.85)

uPVC entrance door with window to side, door to hallway

Entrance Hall

5'8" x approx. 13'3" (1.75 x approx. 4.04)

Stairs to first floor, door to kitchen, door to WC





Kitchen / Breakfast Room

14'5" x 12'11" into 11'5" (4.4 x 3.94 into 3.5)

Windows to front and back, two velux windows, a selection of eye and base level units with matching rolled edge worktop, one and a half basin sink, Rangemaster cooker with extractor fan over, integrated fridge/ freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for family dining table, two radiators, door to hallway

Hallway

13'8" x 3'8" (4.17 x 1.12)

Door to kitchen, uPVC door to garden, door to living room

Living Room

13'8" x 21'4" (4.19 x 6.51)

Bay window to rear aspect, double doors to garden, window to side aspect, wooden and tiled fireplace with electric fire, two radiators

W.C.

5'4" x 2'9" (1.64 x 0.86)

Pedestal wash basin, low level WC, extractor fan

Stairs & Landing

5'2" into 2'11" x 20'2" (1.6 into 0.91 x 6.17)

Stairs from ground floor, doors to bedrooms and shower room, window to side

Bedroom One

13'9" x 8'2" (4.2 x 2.5)

Window to rear and side aspect with panoramic views, two built in wardrobes, radiator



Bedroom Two

10'5" x 9'10" (3.2 x 3)

Window to side aspect, access to loft, radiator

Bedroom Three

8'0" x 8'0" (2.46 x 2.46)

Window to side, built in wardrobes, radiator

Bathroom

10'3" into 8'7" x 6'3" (3.14 into 2.62 x 1.92)

Window to side aspect, wash basin mounted in vanity unit, low-level WC, walk in shower cubicle, heated towel rail

Rear Garden

Private, non overlooked rear garden with decking area, lawn, established borders, patio area and greenhouse

Side Garden

To the side of the property is another good sized lawn area that could be repurposed or developed subject to planning permissions

Outbuilding

Storage to the front with electric roller door. The inside is set up as a self contained annexe with electric fan oven, stainless steel wash basin, door to shower room, stairs to sleeping area, wall mounted heater

Driveway & Parking

A large driveway with ample parking for multiple cars

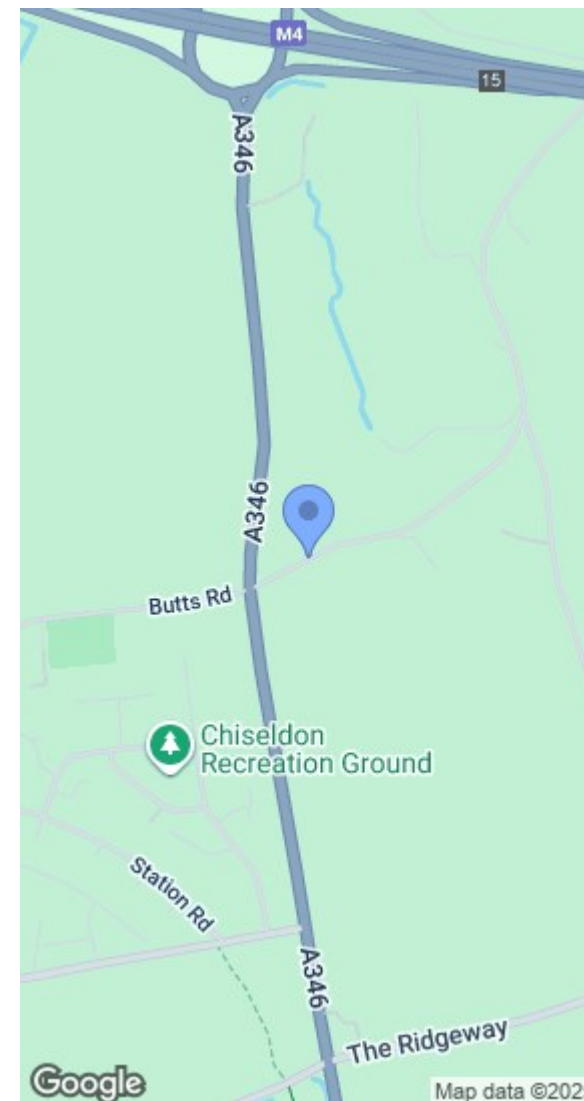








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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