



51 Thorney Park, Wroughton, Swindon, SN4 0QS  
£270,000

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On the Thorney Park estate in Wroughton, this property offers a perfect base on the with easy access to picturesque countryside. This home features three well-proportioned bedrooms, making it an ideal choice for families seeking a peaceful retreat.

One of the standout features of this home is its location. Situated on the edge of the fantastic countryside, residents can enjoy the stunning views and outdoor activities that the Ridgeway and the North Wessex Downs Area of Outstanding Natural Beauty have to offer. This proximity to nature makes it an excellent choice for those who appreciate the great outdoors.

The front entrance is conveniently located on a walkway, situated on a green, enhancing the overall appeal of the property. Additionally, the easy access to Wroughton and beyond ensures that you are never far from local amenities, schools, and transport links.

In summary, this property in Thorney Park is not just a house; it is a good family home that provides a serene lifestyle while remaining close to the conveniences of modern living. Whether you are looking to settle down or invest, this charming residence is certainly worth considering.

#### Entrance Hall

uPVC entrance door, window to side aspect, stairs to first floor, understairs storage, radiator

#### Living Room

12'2" x 14'0" (3.72 x 4.29)

window to front, brick built fireplace, radiator





### Kitchen/ Diner

20'11" x 9'3" (6.4 x 2.84)

Double doors to garden, uPVC door to garden, window to rear, electric oven with electric hob over, extractor fan, one and a half basin stainless steel sink, units at eye and base level, Worcester combi boiler, space for fridge / freezer, space and plumbing for washing machine, space for family dining table, radiator

### Stairs & Landing

Stairs from first floor, storage cupboard, doors to bedrooms and bathroom, access to loft

### Bedroom One

12'3" x 12'7" (3.75 x 3.86)

Window to front, built in wardrobes, radiator

### Bedroom Two

12'2" x 9'4" (3.73 x 2.87)

Window to rear, radiator

### Bedroom Three

7'10" x 9'2" (2.4 x 2.8)

Window to front, storage cupboard, radiator

### Bathroom

Windows to rear and side, bath with electric shower, low level wc, pedestal wash basin, radiator

### Rear Garden

Enclosed rear garden with lawn, vehicle access, side access



### Front Garden

Enclosed front garden on walkway overlooking the green

### Charges

There is a maintenance charge payable twice a year of £119.30 for the upkeep of the local area. Paid up to June 2026





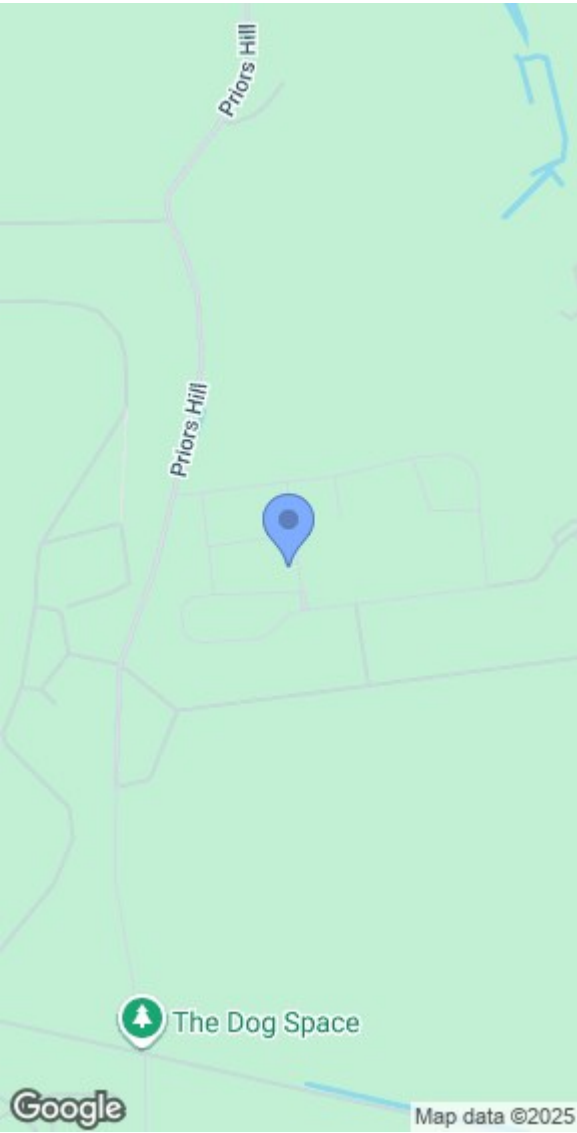








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
		