



Thornhill Road, South Marston  
Wiltshire, Guide Price £750,000

Waymark

# Thornhill Road, South Marston SN3 4RY

Wiltshire

Freehold

**Substantial Detached Family Home | Five Double Bedrooms, Two En-Suites | Master Bedroom Suite With Dressing Room & En-Suite | Large Open Plan Kitchen/Diner/Family Room With Two Sets Of Bi-Fold Doors | Three Reception Rooms & Office/Studio Over The Double Garage | Double Garage & Off-Street Parking | Wrap Around Garden With Play Area And Access To Gym And Double Garage | Popular And Sought After Village Location**

## Description

A fantastic opportunity to purchase this stunning, substantial five double bedroom detached house situated in the heart of the attractive village of South Marston. The property has been extended and improved by the current owners, including a large ground floor extension to the rear, along with a loft conversion which now provides a large master suite. The property now benefits from three reception rooms, four bathrooms, wrap around garden, off-street parking, gym and double garage with office/studio above.

This impressive property totals circa 3180 sq ft (including double garage and gym) and comprises; Entrance hall, downstairs shower room, utility room, stunning open plan kitchen/dining/family room with two sets of bi-fold doors out to the garden along with a beautiful fitted kitchen complete with built-in appliances and a large island including breakfast bar and quartz worktops, spacious sitting room with bay window and fireplace, office/snug, landing with built-in storage, family bathroom and five spacious double bedrooms, three bedrooms with built-in wardrobes, two with en-suite shower rooms. The master bedroom suite includes a dressing room with built-in wardrobes and large en-suite shower room with marble tiling, walk-in shower and his and hers basins.

The property has solid chestnut flooring throughout the ground floor as well as wet underfloor heating on both the ground and first floors. There is also a water softener which has been fitted as well as a Quooker (boiling water) tap in the kitchen.

Externally there is a driveway to the front leading up to the detached double garage providing plenty of off-street parking. The garden wraps around the

property to provide both a side and rear garden. The rear garden is mostly laid to lawn along with a decking area and play area. There are also fruit trees and access to both the gym and double garage with w/c, and studio/office above.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating with a brand new boiler and double glazed windows throughout. Council Tax Band E.

## Location

South Marston is an attractive village which sits just outside of East Swindon and neighbours the Wiltshire/Oxfordshire border. The Village benefits from great access to the A420, A419 and M4. Swindon train station is circa 4 miles away and there are good bus links too.

## Viewing Information

By appointment only please.

## Local Authority

Swindon Borough District Council. Council Tax Band E.

Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

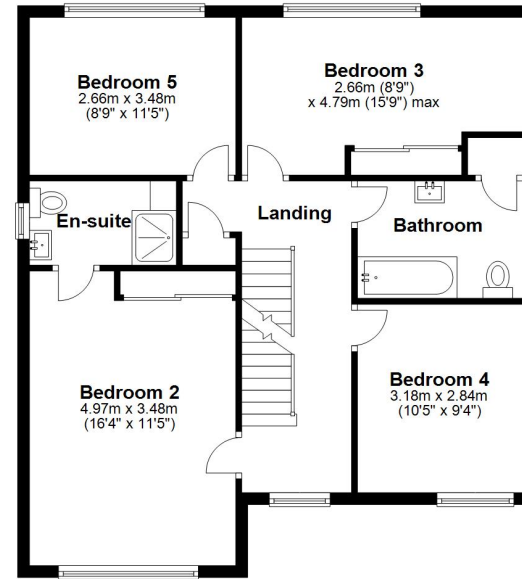


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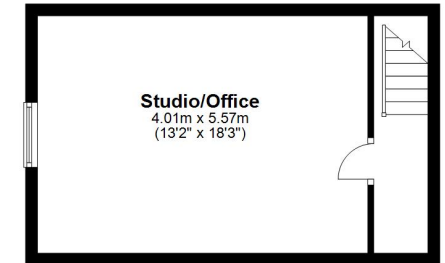
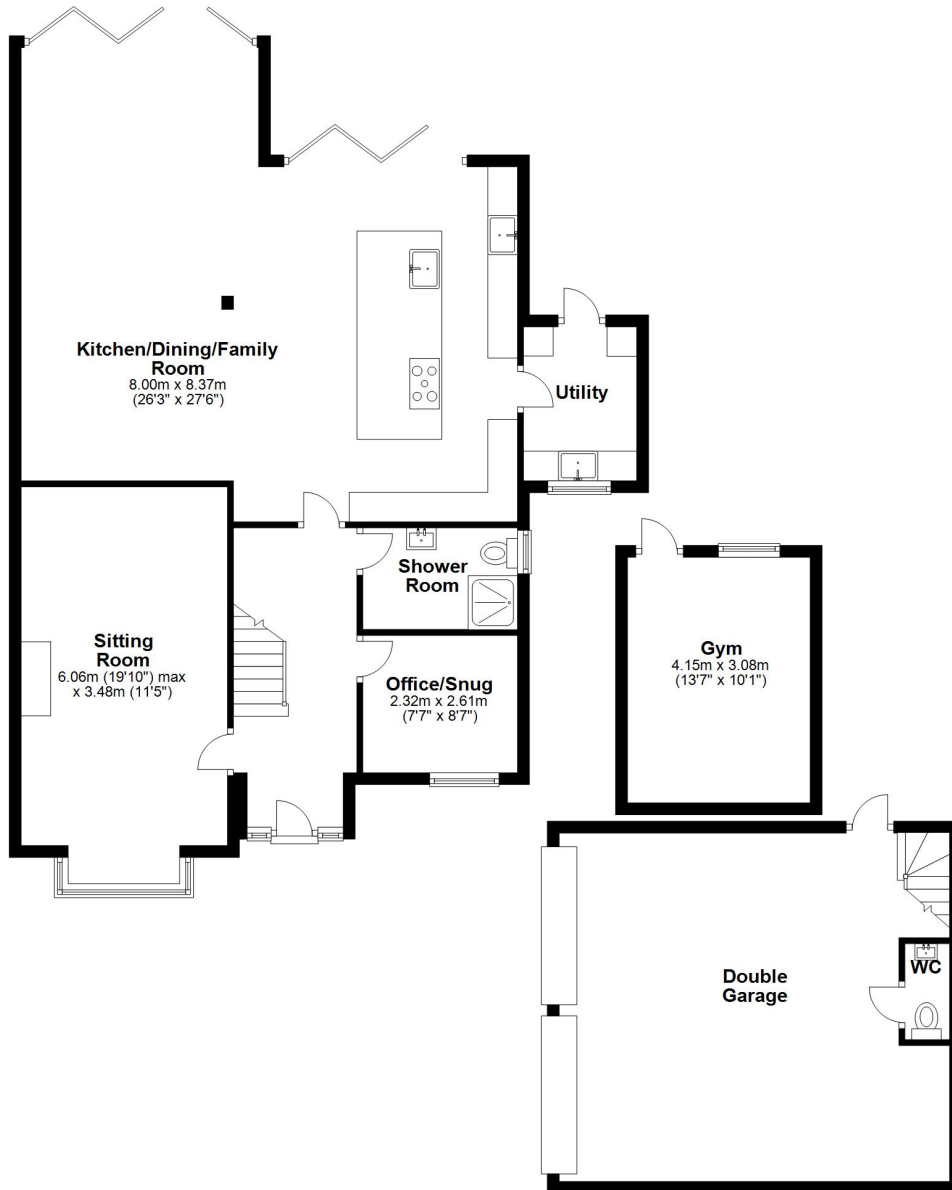
### First Floor

Approx. 97.8 sq. metres (1052.9 sq. feet)



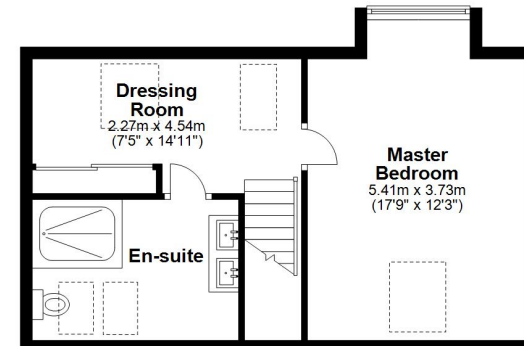
### Ground Floor

Approx. 156.8 sq. metres (1687.3 sq. feet)



### Second Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 295.5 sq. metres (3180.8 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

