



8 Quarrybrook Close, South Marston, Swindon, Wiltshire SN3 4UP

Wiltshire, Offers in Excess of £450,000

Waymark



# Quarrybrook Close, Swindon SN3 4UP

Wiltshire

Freehold

Five Bedroom Family Home | Two Reception Rooms Including Impressive Kitchen/Diner | Two Bathrooms & Two W/C | Extended & Spacious Accommodation | Two Allocated Off-Street Parking Spaces | Popular & Sought After Village Location

### Description

A fantastic opportunity to purchase this stunning five bedroom family home situated in a cul-de-sac located in the heart of the attractive village of South Marston. The property has been extended and much improved, including a large ground floor extension to the rear, along with a loft conversion creating two further bedrooms and w/c. The property also benefits from two reception rooms, two bathrooms, and off-street parking.

The accomodation comprises; Entrance hallway, spacious living room with a bay window to the front, impressive open plan kitchen/dining/family room complete with Rangemaster, built-in appliances and French doors out to the garden, downstairs w/c, three first floor bedrooms including the master bedroom with built-in wardrobes and en-suite shower room, family bathroom, two second floor bedrooms both with velux windows, seperate upstairs w/c, and storage cupboard housing the boiler.

Externally, the property is situated in a cul-de-sac location and offers a low-maintenance front garden laid to lawn with a block paved path leading up to the front door, and to the rear, the generous, well-kept back garden is primarily laid to lawn with patio sitting areas perfect for al fresco dining. The property also includes two allocated, off street parking spaces.

The property is freehold and is connected to mains gas, electricity, water and drainage. This property must be viewed to be fully appreciated.

### 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.

Tax Band: D



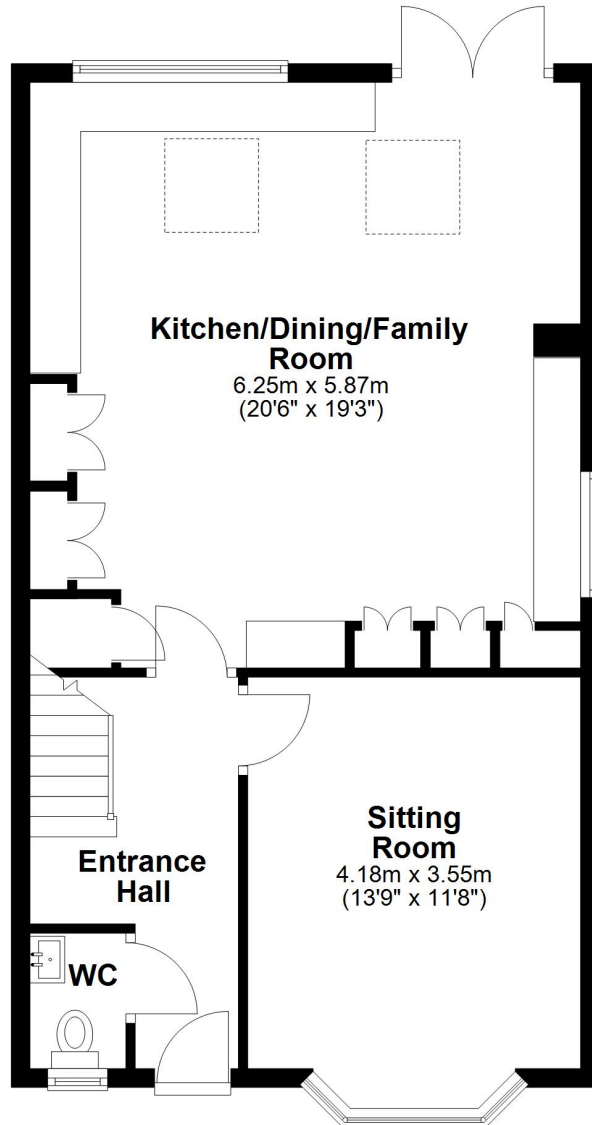
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

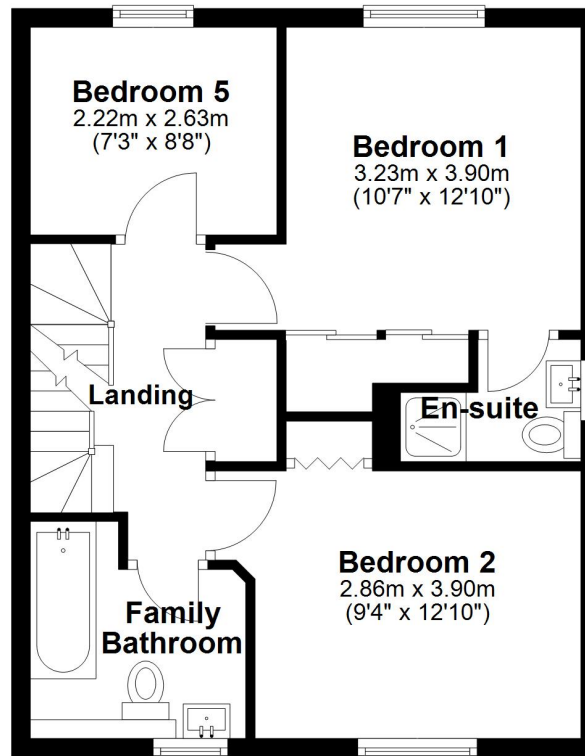
## Ground Floor

Approx. 62.1 sq. metres (668.7 sq. feet)



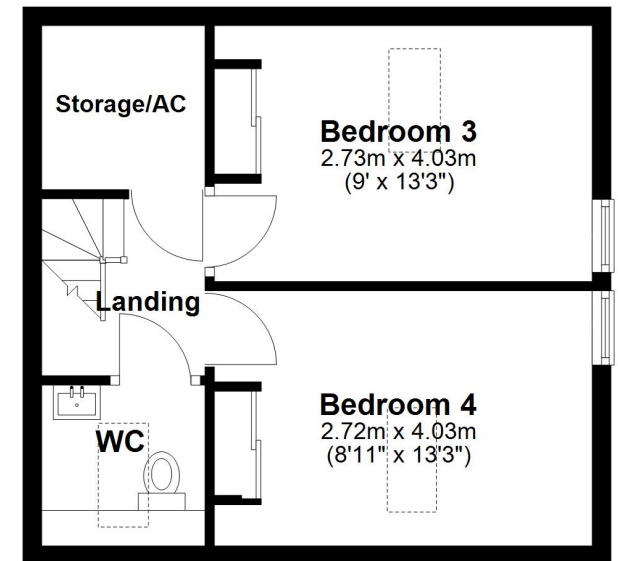
## First Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



## Second Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



**Total area: approx. 139.3 sq. metres (1499.8 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.



