



**3 ADAMS MEADOW, WANBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS

## **3 ADAMS MEADOW WANBOROUGH, SWINDON, WILTSHIRE, SN4 0FQ**

*Marlborough 11 miles, Swindon centre 5 miles, Hungerford 15 miles, M4 (Junction 15) 3 miles.  
Rail link via Hungerford or Swindon to London Paddington in approximately 1 hour.*

**A substantial family home, benefitting from a loft conversion carried out by the current owners.  
The property overlooks a green at the end of a no through road with a wonderful south facing garden.**

\* Reception hall \* Sitting room \* Dining room \* Study \* Kitchen/breakfast/family room \* 5-7 Bedrooms \* Bedroom 6/children's sitting room \* Bedroom 7/cinema room \*  
\* Family bathroom \* 3 shower rooms (1 en-suite) \* Utility room \* Cloakroom \* South facing garden \* Double garage \* Parking \* Excellent location \*



### **WANBOROUGH**

Adams Meadow is a delightful modern development built in 2015 by Taylor Wimpey comprising of just twelve, four and five bedroom executive style homes. The development sits in the heart of this sought after Village. Wanborough is a beautiful village with a thriving community, some lovely pubs and an excellent primary school that feeds to the well regarded Ridgeway Secondary School & sixth form. Junction 15 of the M4 motorway is three miles away as well as the A419 giving swift access to Cirencester, the Cotswolds and beyond. The village is at the foothills of the famous Ridgeway path and on the edge of the Wessex Downs area of outstanding natural beauty, offering plenty of opportunities to enjoy the local countryside. Swindon train station is approximately 5 miles away with trains to central London, Bath, Bristol and the West Country running on a regular timetable.



### THE PROPERTY

This Emperor style detached home offers extensive accommodation which is well proportioned throughout. This particular property has also been extended with a stunning loft conversion providing three further good sized rooms (currently used as a bedroom, a cinema room and a children's sitting room, but equally offering potential for the property to offer a total of seven bedrooms). The rear of the property is lovely and bright thanks to the glass roof that spans the back of the house. The spacious sitting room has French doors to the garden letting the light flood in. The heart of the home is the kitchen/breakfast/family room, perfect for enjoying an informal evening and with a useful utility room adjacent. For more formal events there is a separate dining room with a bay window to the front. Also off the hallway there is a good sized study. There is a cloakroom and built in storage off the dining room. On the first floor there are four bedrooms, one of which has an en-suite shower room. There is a family bathroom and a separate shower room and a separate dressing room. All of the first floor bedrooms have fitted storage. The second floor is an excellent addition providing further bedroom space or relaxed living and entertaining space.

### OUTSIDE

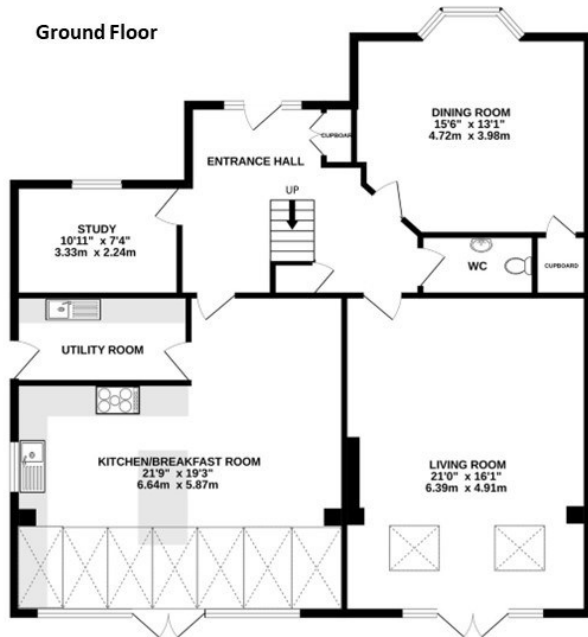
To the front of the property there is driveway parking in front of the double garage. There is an electric vehicle charging point. The front garden is enclosed by hedging and a wide stepped pathway leads to the front door. A gate between the house and the garage leads in to the back garden. The garden to the rear is flat and has a large terrace with an awning outside the sitting room. Steps lead up to a gravelled path offering an elevated look over the house.

### SERVICES

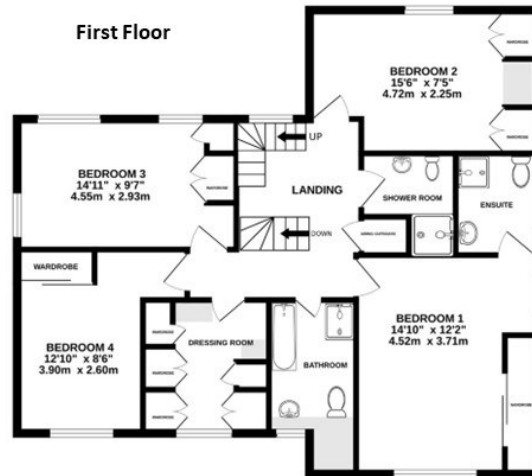
All mains services connected. Council tax Band G. Service charge: £50/month for maintenance of green. Management company Remus.



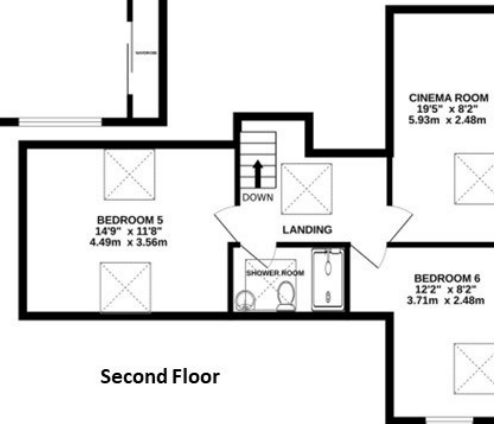
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA : 2725 sq.ft. (253.2 sq.m.) approx.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 86 B    | 91 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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