

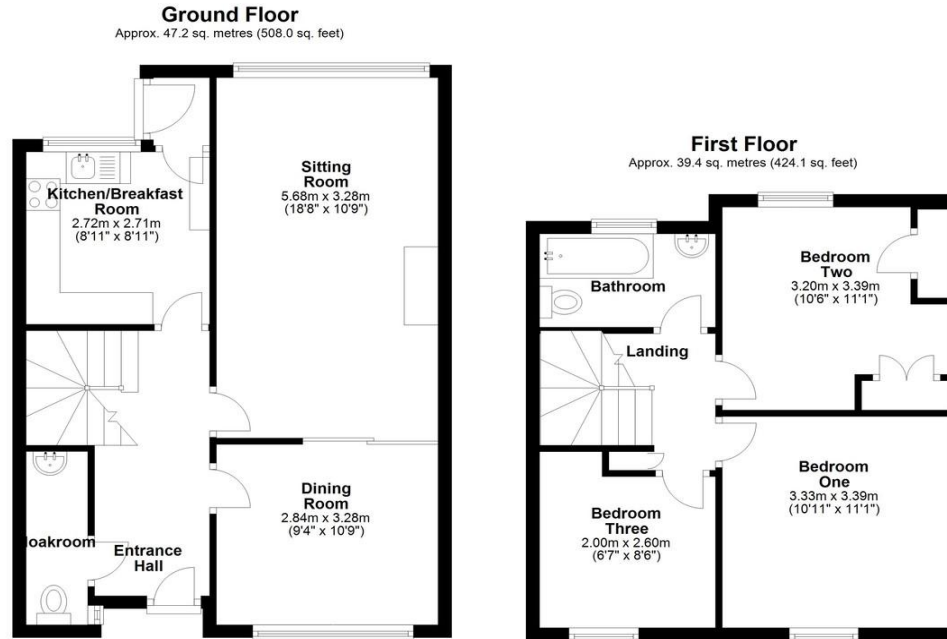


£239,950

86 Home Farm
Highworth
Wiltshire
SN6 7EQ

EPC Rating 'C'

Council Tax Band B



Total area: approx. 86.6 sq. metres (932.1 sq. feet)

Situated on the edge of the established Highworth estate and For Sale with No Onward Chain, this well-presented family home enjoys a pleasant position with the benefit of generous parking to the rear and an enclosed rear garden. The accommodation is arranged over two floors and offers bright, versatile living space ideally suited to modern family life. On the ground floor, an entrance hall leads to a spacious sitting room overlooking the rear garden, creating an excellent space for relaxation and entertaining. A separate dining room provides flexibility for formal dining, family gatherings or home working, while the fitted kitchen offers ample storage and workspace with direct access to the garden. A useful ground-floor cloakroom adds further practicality. Upstairs, the property features three bedrooms, including two comfortable double bedrooms and a third bedroom that would also make an ideal nursery, dressing room or study. A family bathroom, recently refitted with a modern white suite serves the first-floor accommodation. Externally, the enclosed rear garden is designed for ease of maintenance, with lawned areas and a patio providing space for outdoor dining and family enjoyment. A large block-built outbuilding offers an ideal storage space and potential (subject to planning) to convert into further accommodation. To the rear of the property there is plenty of parking, a valuable feature for households with multiple vehicles or visiting guests. Offering a convenient location within an established residential area, close to local amenities, schools and transport links, this attractive home presents an excellent opportunity for families, first-time buyers and investors alike.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.