



Steppingstones Lane
Bourton

£825,000

HENRY GEORGE
VILLAGE

Canal Walk House, Steppingstones Lane, Bourton, Wiltshire, SN6 8HZ

A substantial detached property located in this much sought after village, with open views across fields. The property was individually designed by the current owners and offers exceptionally spacious accommodation together with large gardens and a double garage,.

- VILLAGE LOCATION
- LARGE DETACHED HOUSE
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- VIEWS
- MATURE GARDENS
- DOUBLE GARAGE
- OFF-STREET PARKING



The property is approached through wrought iron gates onto a tarmacadam drive leading to the double garage with off-street parking for several vehicles. The well stocked front garden is planted with a variety of shrubs and plants, A path leads to the side of the property, which is laid mainly to lawn and houses the oil tank and garden shed, The south-west facing rear garden is laid predominantly to lawn and planted with an abundance of mature plants and fruit trees. There is a large patio outside the sitting room. The garden is enclosed by wrought-iron fencing, hedging and fencing and offers a very high degree of privacy,

WARNING

These particulars are currently in 'draft' format. Their accuracy has not yet been verified by the vendors.

BOURTON

Bourton is a pretty downland village just 6 miles from Swindon making it easily accessible for the M4 motorway, Swindon railway station and the historic town of Oxford. Fast road links to Oxford. Bourton itself has an excellent independent school, Pinewood serving boys and girls from 3 to 13. Shrivensham is less than 1 mile away with its extensive local amenities.

THE PROPERTY

Canal Walk House is a substantial detached property, constructed in 1995 by the current owners and occupying a large plot with views across open countryside. The property offers exceptionally spacious accommodation over two floors and is located in one of the most sought after downland



villages to the east of the busy commercial centre of Swindon.

A large and welcoming entrance hall leads into the light and airy sitting room, which has a most attractive brick fireplace at its heart and sliding doors to the rear garden. A very well appointed dining room leads through to the kitchen, which is fitted with a matching range of base and eye-level units with work-surfaces over, and integrated oven and microwave, integrated dish-washer and fridge, ceramic hob and window overlooking the garden. Open plan to the kitchen is a breakfast/family room, with a fireplace inset with log burning stove. Also on the ground floor, there is a study and a large cloakroom, which has the potential to convert to a granny annexe.

An oak staircase rises to the first floor galleried landing, with airing cupboard and linen cupboard. The large master bedroom has dual aspect windows affording lovely views and benefits from an en-suite bathroom and a dressing area with built-in wardrobes. The guest bedroom also has an en-suite bathroom and there are three further double bedrooms with built-in wardrobes. The family bathroom is fitted with a corner bath, wash-hand basin, WC and heated towel rail.

All rooms are fitted with tv and telephone points.

SERVICES

Mains electricity, water and mains drainage. Oil central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

LOCAL AUTHORITY

Euclid Street, Swindon, Wiltshire SN1 2JH. Telephone : 01793 463000.

ROUTE TO VIEW

On entering the village of Bourton from the A420, take the first left on the bend then sharp left to enter Steppingstones Lane, Canal Walk House is the third on the left.

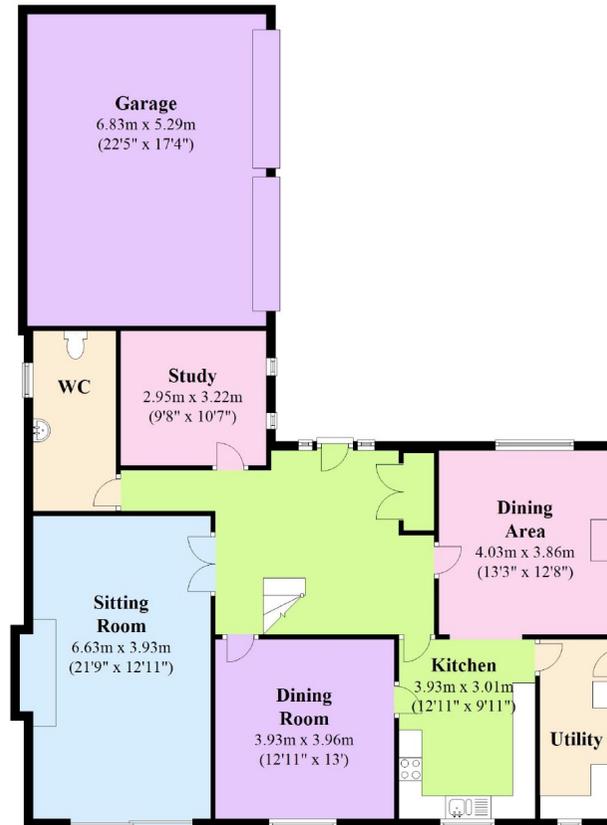
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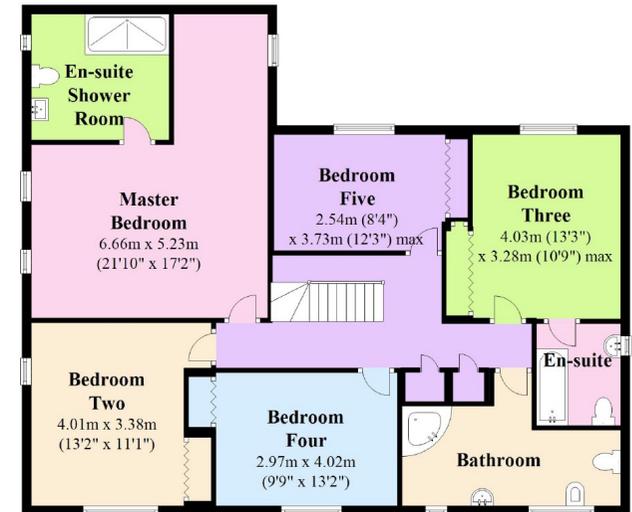
Ground Floor

Approx. 153.4 sq. metres (1651.5 sq. feet)



First Floor

Approx. 117.5 sq. metres (1265.2 sq. feet)



Total area: approx. 271.0 sq. metres (2916.7 sq. feet)

