

BURFORD GRANGE

15 The Avenue, Stanton Fitzwarren, Wiltshire SN6 7SE



MOORE ALLEN
& INNOCENT

BURFORD GRANGE £1,200,000

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Stanton Fitzwarren

Wiltshire

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An impressive detached house benefitting from extended and spacious accommodation arranged over three floors, totalling 3,500 sq ft. Set within private surrounding gardens, a sweeping driveway leads in with ample parking and a triple garage. Located in the heart of this attractive village, on the edge of the grounds of Stanton House and accessed via a private lane leading to the church; a characterful approach.

The ground floor has been extended to the rear with a brilliantly designed conservatory linking with the kitchen and two principal reception rooms, creating a great flow to the accommodation and a wonderfully flexible space for entertaining.

At the heart of this home is the amazing bespoke kitchen, designed and fitted by John Lewis of Hungerford. The extensive range of light grey finished units are complemented by granite worktops with a breakfast bar for casual dining. Integrated NEFF appliance package comprising: twin double ovens, induction hob, extractor, microwave, dishwasher and fridge freezer. French doors open out to the rear garden. Polished stone tiled flooring flows through into the conservatory and utility benefiting from electric underfloor heating, in addition to the main gas fired heating system that feeds radiators. The adjoining utility/boot room is fitted with a matching range of units with butler sink and undersurface space for a washing machines and dryer. A door to the front leads out to the porch and covered walkway linking with the garages.

The spacious nature of the conservatory allows it to be zoned to suit a variety of lifestyles, currently combining a dining area and several soft seating areas, enjoying views over the garden with French doors opening out onto the paved patio. The patio extends across the width of the property and flows around the side, linking to the front.

The two principal reception rooms are currently used as a cosy snug and a generous sitting room enjoying a triple aspect, square bay window to the front and a cut stone fire surround housing a coal effect gas fire. There is also a home office to the ground floor that could equally be used as a family room or playroom. The spacious and light entrance hall has parquet flooring, a cloakroom, useful storage cupboard and a staircase to the first floor.



To the first floor, a galleried landing, generous master bedroom with walk-in wardrobe and contemporary design en-suite with deep double ended bath and separate shower. There are three further double bedrooms all benefiting from built-in wardrobes and a family bathroom. All of the bathrooms are beautifully finished with high-end fittings and a blend of ceramic tiling and marble tops with inset sinks.

A formal staircase leads to the second floor landing with two rooflights to the front elevation, a large storage cupboard, shower room and two double bedrooms with storage to the eaves.

The surrounding gardens extend to over ½ an acre bound by mature trees and hedging creating a very private aspect; a fine feature of this beautiful home which also back on to the grounds of Stanton house and provide views across open parkland. Predominantly laid

to lawn interspersed with planted borders these extensive gardens offer many areas in which to play, relax or entertain.

Property Information

SERVICES

All mains services are connected with gas fired central heating. EPC Band 'D'.

LOCAL AUTHORITY

Swindon Borough Council 01793 445500
customerservices@swindon.gov.uk www.swindon.gov.uk

OUTGOINGS

Council Tax Band 'G' 2019/20 charges £2,877.18.

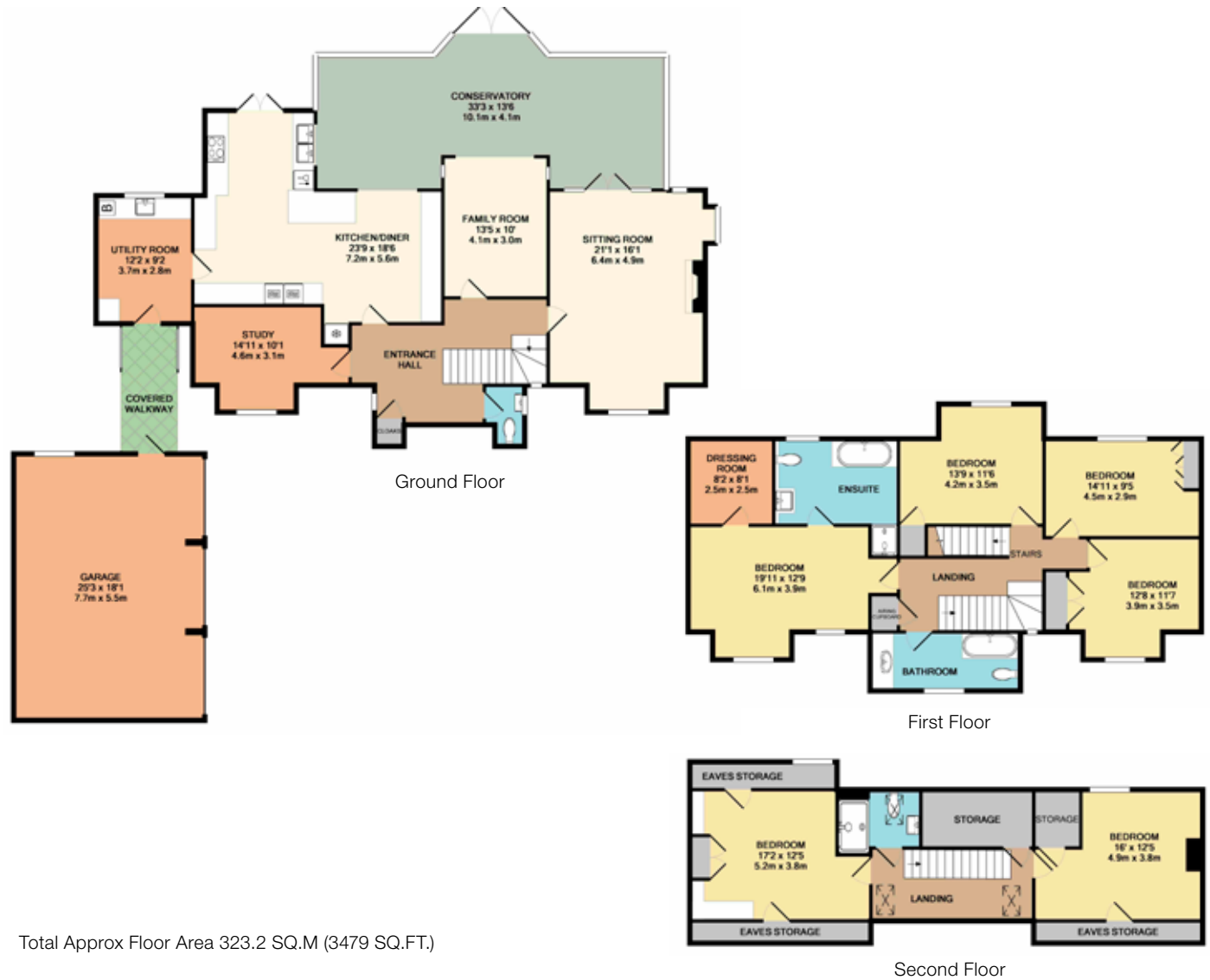
TENURE

Freehold offering vacant possession upon completion.

LOCATION

The village of Stanton Fitzwarren offers a local country park with stunning country walks, the village has good road links via the A419 to the M5 and M4. Highworth is a historical market town located nearby (circa 2.5 miles) with shops, pubs, restaurants and other amenities including two golf courses and a sports centre with swimming pool. Swindon railway and bus stations are located circa 3 miles away.





Total Approx Floor Area 323.2 SQ.M (3479 SQ.FT.)



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DISCLAIMER

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