



**LYNDALE,
HINTON PARVA**

Carter Jonas

LYNDALE, HINTON PARVA, SN4 0DH

A FOUR BEDROOM SEMI-DETACHED HOME SET IN THIS POPULAR VILLAGE WITH FAR-REACHING RURAL VIEWS AND OFFERED WITH NO ONWARD CHAIN.

AMENITIES

- Village location
- Large gardens
- Rural views
- Garage and off-street parking
- In same ownership since 1967
- No onward chain
- Potential to extend (SSTP)

DESCRIPTION

Enjoying a truly enviable rural position with far-reaching views across open countryside, this four-bedroom semi-detached home offers a rare opportunity to create a wonderful family home in a highly desirable village setting.

The property is set back from the road and elevated, making the most of its outlook, with beautifully open views from the garden and several of the main living spaces. Ready for immediate occupation but in need of some internal updating, the house offers excellent, well-proportioned accommodation and clear potential to reconfigure or enhance, subject to the necessary consents.

The ground floor comprises a welcoming entrance hall, a generous sitting room with bay window, a separate living/dining room overlooking the garden, and a fitted kitchen with access to the rear and the enclosed rear porch with WC. There is also the benefit of a wide single integral garage, offering scope for storage, workshop space or possible conversion, again subject to consent.

Upstairs, the first floor provides three good-sized bedrooms and one smaller single bedroom, all enjoying pleasant outlooks, including a principal bedroom with elevated countryside views. A further useful landing/study area and a large family bathroom complete the accommodation.

Outside, the property is complemented by established gardens, offering a delightful balance of lawned areas, patio and planted areas with mature flower beds, vegetable plot and apple trees, with the standout feature being the unbroken rural views across neighbouring fields - an ideal setting for outdoor relaxation, entertaining or gardening. The garden enjoys a good degree of privacy and has clear potential for further landscaping and is ideal for children and pets with many country walks from the doorstep.

Overall, this is a rarely available opportunity to acquire a home with outstanding views and significant scope to improve, perfectly suited to buyers looking for a project in a sought-after rural location.



SITUATION

Hinton Parva is a small and highly attractive Wiltshire village, set in a wonderfully peaceful rural position at the foot of the Marlborough Downs. The village lies approximately five miles from Swindon town centre and two miles east of the Swindon boundary, separated from the town by open farmland, and is close to neighbouring villages such as Wanborough and Bishopstone. The village of Bishopstone offers a primary school, public house and village shop, with Wanborough also offering primary education. A wider variety of shops and public houses can be found in neighbouring Shrivenham. Independent schools including Pinewood and Marlborough College are both within easy reach. Swindon's mainline railway station provides direct services to London Paddington, alongside excellent road links via the A419 and M4 (Junction 15).

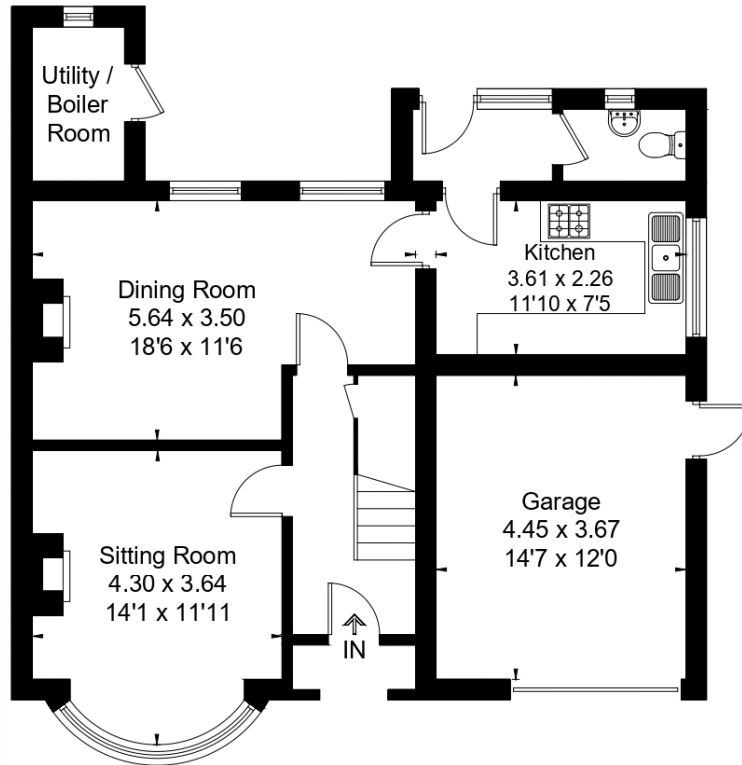
GUIDE PRICE: £500,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

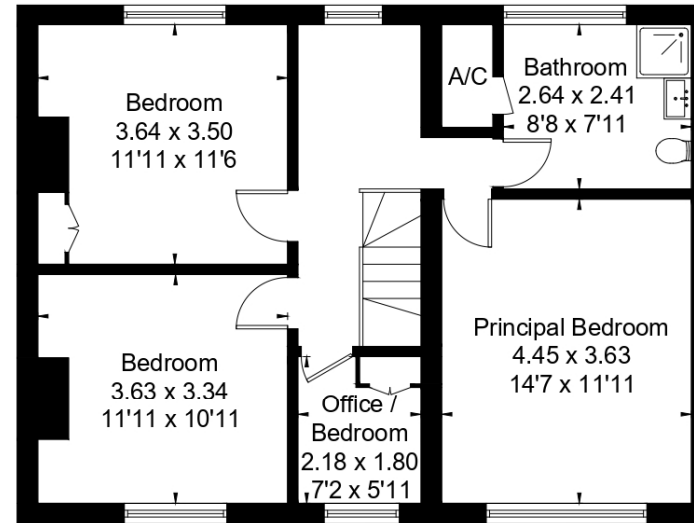




Hinton Parva Swindon, SN4
 Approximate Area = 1304 sq ft / 121.2 sq m
 Garage / External Cupboard = 209 sq ft / 19.4 sq m
 Total = 1513 sq ft / 140.6 sq m



Ground Floor



First Floor



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