



QUARRY ROAD,
SWINDON

Carter Jonas

14 QUARRY ROAD, SWINDON, WILTSHIRE, SN1 4EN

AMENITIES

- Located opposite Old Town Gardens
- Attractive period townhouse
- Corner plot
- Approximately 1,363 sq ft (127 sq m)
- Three double bedrooms
- Two reception rooms
- Spacious kitchen/dining room
- Utility room and cloakroom
- Landscaped courtyard garden
- Beautifully presented throughout

DESCRIPTION

With views across Old Town Gardens, 14 Quarry Road is an attractive and beautifully presented three-bedroom period townhouse occupying a prominent corner position, offering well-balanced accommodation arranged over three floors and extending to approximately 1,363 sq ft.

This charming red-brick home combines period character with stylish contemporary living. The welcoming entrance hall leads to an elegant front reception room, featuring a bay window that provides excellent natural light and creates a wonderful space for both formal entertaining and everyday living.

To the rear, the heart of the house is an impressive kitchen/dining room, thoughtfully designed with ample space for family dining and opening seamlessly onto the rear garden. Adjacent is a versatile family room, providing an additional reception area ideal as a snug, playroom or home office. A separate utility room and ground floor cloakroom add practicality to the accommodation.

The first floor comprises two generous double bedrooms, including a spacious principal bedroom with views over the park and a further guest bedroom, served by a family bathroom. The second floor is dedicated to an exceptional third bedroom suite (currently used as a hobby room), offering a substantial and versatile space with its own ensuite shower room.

A CHARMING AND SURPRISINGLY SPACIOUS PERIOD HOME, OFFERING FLEXIBLE ACCOMMODATION OVER THREE FLOORS TOGETHER WITH A BEAUTIFULLY LANDSCAPED GARDEN, ALL PRESENTED IN EXCELLENT DECORATIVE ORDER.



OUTSIDE

Externally, the property benefits from a delightful enclosed rear garden, designed for ease of maintenance and outdoor entertaining. A paved terrace with attractive pergola creates an inviting setting for al fresco dining and relaxation, complemented by mature planting and established borders that provide colour and interest throughout the seasons. The garden also benefits from a particularly useful rear access gate leading directly to the road beyond, offering excellent practicality for bicycles, gardening equipment and day-to-day convenience. Residents' permit parking is available on the surrounding streets, with up to two permits per household which works perfectly for families. Visitor permits can also be obtained.

GUIDE PRICE: £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Classification L2 - Business Data



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SITUATION

Quarry Road is a highly sought after road located in the heart of Old Town, just a few minutes walk from all amenities including a choice of boutique shops, bars, restaurants, coffee shops, supermarket and leisure centre with pool and gym. The stunning Old Town Gardens with it's bandstand, cafe and beautiful trees is just a few steps away. Old Town has a choice of excellent primary schools and it's own well regarded secondary school. Coate Water Country Park with it's lake and various walks is also within easy reach and there are great access links through to both J15 & 16 of the M4 and the A419. Swindon offers a mainline railway station with service from London to Paddington in c.55mins.

SERVICES AND MATERIAL INFORMATION

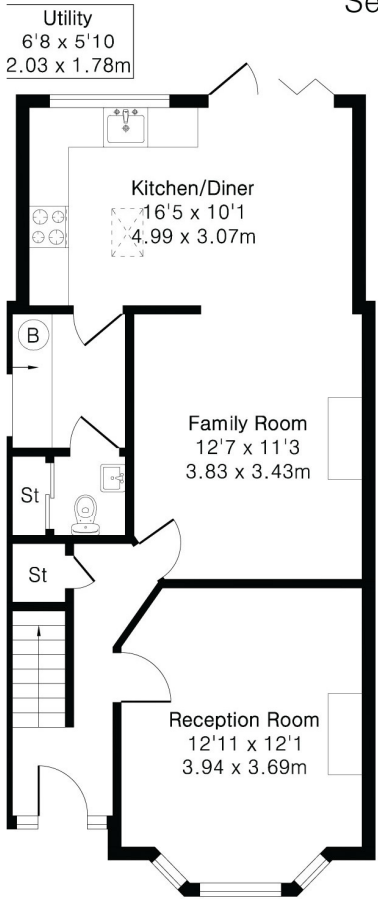
- Freehold
- Residents on-street permit parking
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: C (Swindon Borough Council)
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for more details

Approximate Gross Internal Area 1363 sq ft - 127 sq m

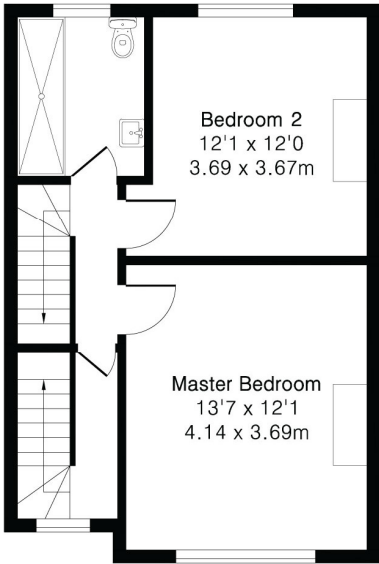
Ground Floor Area 641 sq ft – 60 sq m

First Floor Area 453 sq ft – 42 sq m

Second Floor Area 269 sq ft – 25 sq m



Ground Floor



First Floor



Second Floor

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