





## Ellora, The Hyde, Swindon, Wiltshire.

### DIRECTIONS

Please use the postcode SN5 4DX or call the office at any time for detailed directions from your location.

### SUMMARY

Deceptively spacious five bedroom detached family home situated in a peaceful location within this desirable village location. The property offers substantial accommodation and sits within an elevated and generously-sized plot with attractive gardens, plentiful parking and separate annex.

### PROPERTY

A useful storm porch leads through to the entrance vestibule and the hall beyond. Storage is provided by a good size cloaks cupboard and further airing cupboard. Double doors lead through to the exceptionally large living room with French doors leading out to an area of decking, attractive fireplace with granite surround and hearth and marble mantle over the inset multi fuel burning stove. The dining room features an attractive tiled floor and has a large opening to the recently refitted kitchen/breakfast room. This has been fitted with a bespoke range of cupboards and drawers with solid wood surfaces over, inset one and a half bowl sink, built in dishwasher, separate breakfast bar, island unit with further storage and includes a large range style cooker and American style fridge freezer. There is a vaulted ceiling with feature beams, exposed brick wall and a range of windows and French doors leading out to the garden. A separate utility room provides further cupboards and also plumbing and space for washing machine and tumble dryer as well as housing the oil fired boiler. There are five double bedrooms and a family bathroom with a suite comprising bath, separate shower, wc and wash hand basin. The master suite benefits from a dressing area with built in wardrobes and a luxurious ensuite with shower cubicle, wc, twin wash hand basins in vanity unit and a double ended spa bath with recessed television. Bedroom two also features an ensuite shower room whilst the remaining three bedrooms all benefit from built in wardrobes.

### GARDENS

The property is situated in a large, elevated plot which is accessed via electrically operated, wrought iron gates. There is a block paved driveway providing ample parking for many vehicles as well as access to the coach house. This offers both garaging and storage but has been converted into a one bedroom annexe with kitchen/dining area on the ground floor with living room, bedroom and shower room above. The rear garden can be accessed via gated paths to both sides of the property and has been beautifully landscaped with a large area of decking adjoining the property and connecting the kitchen, living room and master bedroom, ponds with water features and bridge over, expansive area of lawn with path and mature shrub and tree borders which lead up to a delightful summer house which benefits from light and power and a covered veranda with views back across the garden.

### LOCATION

The property is located at the end of a private lane on the edge of this desirable village. Purton is a vibrant and conveniently located village which boasts a full array of local shops and amenities as well as excellent pre, primary and secondary schooling. It is convenient for Swindon which offers a greater range of facilities and the M4 as well as the A419 which offers access to the Cotswold Water Park and many other towns of interest.

### VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

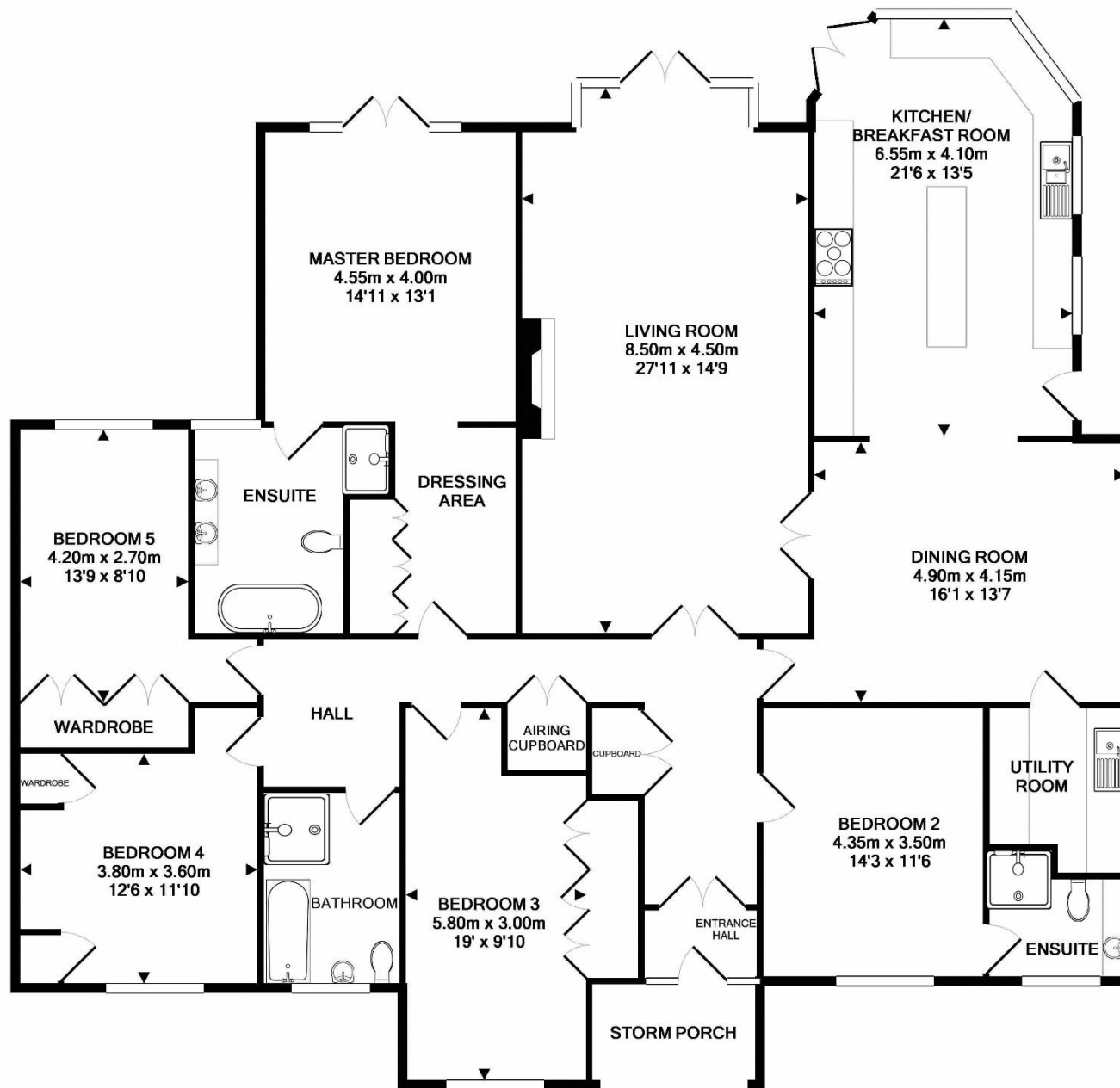
### MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

### AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. Illustrative purposes only  
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