



An attractive family home with a large garden

**Lavender House, Highworth**

Freehold

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Entrance • Kitchen • Utility • Dining room • Living room  
• Snug/bedroom 6 • 5 bedrooms • Dressing room  
• 4 bathrooms • Double garage • Workshop

### Situation

Highworth offers a range of pubs, shops, delicatessen, tearooms and fantastic walks, with an extensive network of footpaths and bridleways across neighbouring countryside. Approximately 7 miles away is the large town of Swindon, which offers a huge array of shops, restaurants, boutiques and bars, as well as leisure centres, theatres and cinemas.

The nearby market town of Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a hospital. Cirencester also has one of the oldest open-air pools in the country.

Private and State schools in the area are excellent, such as Pinewood, St Hugh's, Hatherop Castle, Cokethorpe School, Marlborough College and Swindon Academy.

Highworth is readily accessible to the A419 and M4, providing excellent transport links to Reading, Bristol and London. Swindon Railway Station is located approximately 7 miles away and offers direct mainline links to London Paddington in approximately 1 hour.

### Description

Lavender House is a well presented period property with lovely views to the rear and gardens of approximately one acre.

The property offers flexible and well proportioned accommodation over three floors. In excess of c.3000 sq ft Lavender House offers ample living and entertaining space, a master bedroom suite and a further five double bedrooms and four bathrooms.

There is a detached double garage offering the potential for an annex (SSTP) and an attractive rear garden mainly laid to lawn.

### Local Authority

Swindon Borough Council.

### Services

Mains gas, water and electricity. Private drainage

### Details & Photographs

June 2019

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.

### Postcode

SN6 7SL





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**Approximate Area** 278.5 sq m / 2998 sq ft (Including Loft Room / Excluding Void)

**Garage** 31.8 sq m / 342 sq ft

**Workshop** 35.7 sq m / 384 sq ft

**Total** 346.0 sq m / 3724 sq ft Including Limited Use Area (7.6 sq m / 82 sq ft)



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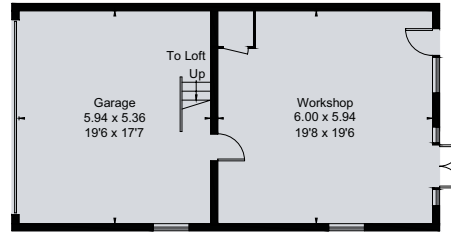
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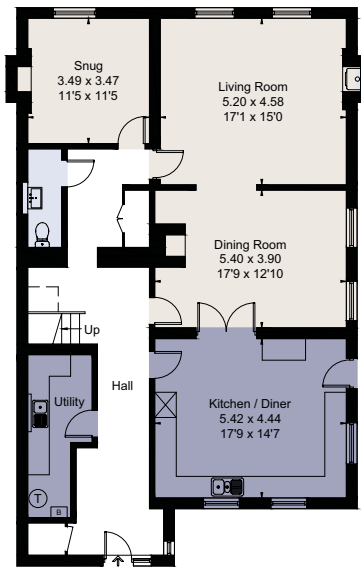
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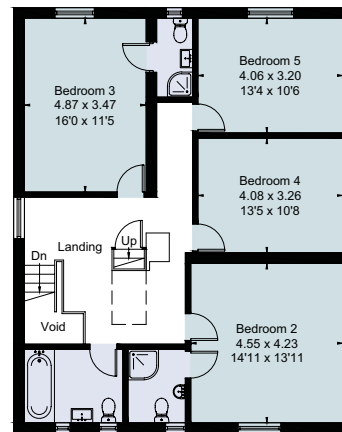
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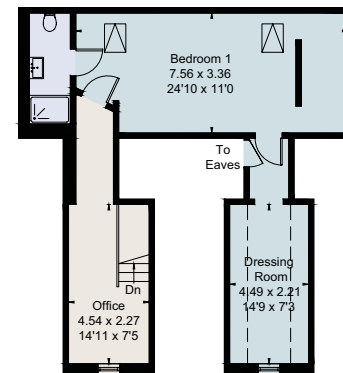
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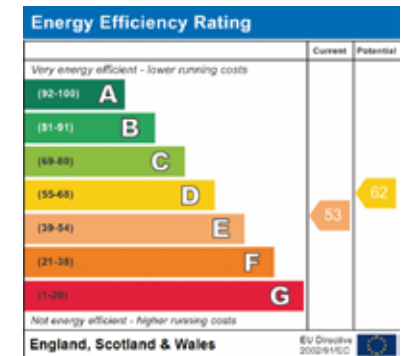
Ground Floor



First Floor



Second Floor



For identification only. Not to scale. © 260619KM

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