

Myrtledene, 24 Westlecot Road, Swindon, Wiltshire



Striking semi-detached Victorian town house in the desirable part of Swindon's Old Town.

Summary of accommodation

Main House

Ground Floor - Entrance hall | Two reception rooms | Kitchen/Dining room
Utility/Wet room with WC

First Floor - Principal en suite bedroom with balcony | Two further bedrooms
Family bathroom | Airing cupboard | Loft storage

Second Floor - Two further bedrooms one with loft storage | Study

Semi-detached Garage

Three bay garage | Studio space above

Garden

Private rear garden | Front garden (potential for off road parking)

Distances

Old Town - 0.5 mile

M4 J15 - 4 miles

M4 J16 - 4 miles

Great Western Hospital - 3 miles

Swindon mainline station - 1 mile

(Distances are approximate).



Situation

Situated in the desirable residential area of Old Town, Myrtledeane is just steps away from the beautiful Town Gardens and within easy walking distance of Old Town shops, restaurants, and Arts Centre. The old railway line (cycle track) is a lovely walk or cycle ride, as an alternative route to Waitrose at Wichelstowe, and the Country Parks of Lydiard and Coate Water. Swindon Town Centre, with a wide range of shops and recreational facilities, is about half a mile away. There is a frequent bus service from Old Town. Communications are excellent with regular trains from Swindon to London Paddington (45 minutes), the West County and Wales. Junctions 15 and 16 of the M4 motorway are close by and provide fast access to London and to the M5 at Bristol.

Swindon has plenty of leisure centres, swimming pools, ice rink, bowling and cinema complexes, and football at The County Ground. The McArthurGlen Designer Outlet village is housed in the old railway works.

Schooling is first class, with the Commonwealth School (secondary and sixth form), Lethbridge (primary) and Croft (primary), all in walking distance.

Myrtledene, 24 Westlecot Road

An impressive semi-detached Victorian home located on one of the most desirable roads in Old Town. Briefly comprising five bedrooms and a walled garden with secure garage.

The property has been maintained to a high standard and the main house offers about 2,879 sq ft accommodation. The garage is an additional 889 sq ft.

Myrtledene is a true family home in excellent condition. The house is set back from the road with a small front garden (subject to any planning application to convert for parking). All rooms are well-proportioned with high ceilings and plenty of natural light. The main rooms have large south facing bay windows. There are many original features throughout the home, including fireplaces, tiled floors and stone mullion windows.

The entrance hall leads to the spacious sitting room, family room and kitchen/dining room towards the rear, giving direct access to the sizeable, landscaped rear garden.

On the first floor are three bedrooms, one with en suite, a large family bathroom, and loft space access. On the second floor are two further bedrooms with second loft access, and a study.





Garden and Grounds

With direct access from the kitchen as well as via a side gate, the established landscaped garden has a terrace, ideal for alfresco entertaining, and lawn that runs to the pretty red brick garage. There is also an outside sink with tap.

The open plan three bay garage has electric doors and is accessed from the no through lane to the rear, ideal for secure parking. There is a second floor with electrical points, which has potential for a home office, studio or similar (about 889 sq ft).



Property Information

Guide Price: £775,000

Tenure: Freehold.

Services: Mains water, electricity, gas and drainage. Fibre broadband is available.

Local Authority: Swindon Borough Council

Council Tax Band: G

Energy Performance Certificate Rating: Band D

Directions (Postcode SN1 4HB)

What3Words: ///shins.roses.major

Main House = 267.5 sq m / 2,879 sq ft

Garage = 82.6 sq m / 889 sq ft

Total = 350.1 sq m / 3,768 sq ft

(Limited Use Areas) = 23.2 sq m / 250 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated May 2023. Photographs and videos dated May 2023.

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