



Rowan House, Rowan House Kingsdown Lane, Blunsdon, Swindon, Wiltshire, SN25  
Guide Price £825,000

dewhurst & co  
estate agents



DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on a statements or representation of fact and do not constitute an part of an offer. The seller does not make or give nor do we or our employees have the authority to make or give any representation or warranty in the relation of the property.

Please note: We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify they are in working order, or fit their purpose, neither have we checked legal documents to verify freehold/leasehold status of the property. The measurements and distances are approximate only. We would strongly recommend that all the information which we provide is verified by yourself on inspection and also by your conveyancer or surveyor, especially where statements have been made by us to the effect that the information provided has not been verified.



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**\*\*NEW HOME OVER 3000 SQFT\*\*** A simply stunning individual home boasting a plot of around 0.25 ACRES and offering contemporary accommodation with a free flowing, open plan style layout, ideal for entertaining and family life. New homes of this size and quality are rarely available in the area so a viewing is highly recommended to fully appreciate what Rowan House has to offer. This home is now complete and ready to move into.



- Exclusive Development
- 3000 Sq Ft Accommodation
- 0.25 Acre Plot
- Five Bedrooms
- Three Reception Rooms
- Double Garage
- South Facing Gardens
- NHBC Warranty
- Superb Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	