



STIBBARD
PROPERTY



Kingshill House, Old Town, Swindon, SN1 4NH

Kingshill House is a mixed-use Grade II listed Italianate villa in the centre of Old Town which benefits from numerous period features and has further scope for development. The property sits on a total area of 0.1 of an acre on a 0.4 of an acre site reflecting a low site density of 25%. Swindon is situated within easy reach of Bristol, Newbury, London & Cirencester along the M4 & A419 respectively, it is also on the main line between Bristol Temple Meads and London Paddington.

- Mixed use development opportunity of 7,340 sq ft.
- 1,933 sq ft of commercial space and 5,407 sq ft of residential space over three floors.
- Large outside area including 16 parking spaces.
- Services: Mains water, electricity, gas and drainage.
- Rateable value: The commercial element of the building has a rateable value of £3,350.
- **For Sale: £1,300,000.**
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

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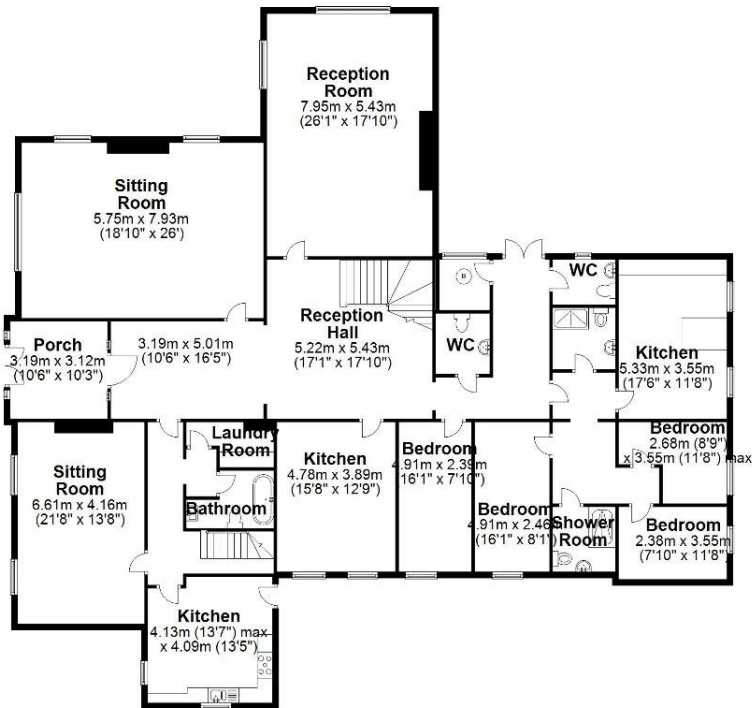




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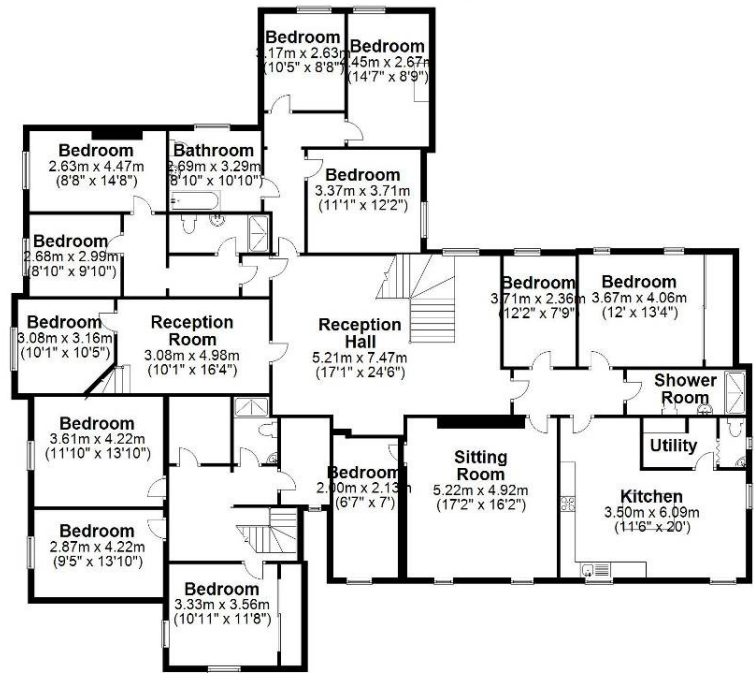
Ground Floor

Approx. 337.8 sq. metres (3636.5 sq. feet)



First Floor

Approx. 331.6 sq. metres (3568.9 sq. feet)



Second Floor

Approx. 12.6 sq. metres (135.2 sq. feet)



Total area: approx. 682.0 sq. metres (7340.5 sq. feet)

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