



Marlborough Road, Pewsey
Wiltshire, SN9



Beyond your expectations

Two Bedroom, Two Bathroom Bungalow With Parking And Garden

Sitting Room | Kitchen | Conservatory | Two Bedrooms | Family Bathroom | Shower Room | Garage | Workshop | South Facing Landscaped Garden | Parking

Guide Price £350,000 Freehold

Description

A light and airy two bedroom, two bathroom detached bungalow with ample parking, very pretty landscaped garden and conservatory set on the edge of this very popular village offering plenty of flexible accommodation. The bungalow has a generous sitting room with sliding doors to the sun terrace/patio and space for a dining table; the good size kitchen would benefit from some updating, but offers a very serviceable selection of cupboards and worktops, with double oven, ceramic hob and extractor. A spacious conservatory adjoins the kitchen and is a fabulous additional living space, perfect as a breakfast room and for entertaining. There are two good size bedrooms, one with fitted cupboards, a family bathroom plus a separate shower room, with large curved enclosed shower and heated towel rail.

The property offers scope for extension subject to the necessary consents.

Outside

The well maintained landscaped south facing garden is mainly laid to lawn with well stocked mature borders and shrubs, specimen trees and pond with a large sun terrace/patio adjoining the rear of the property, excellent for outside entertaining and offers a high degree of privacy. A detached garage serves as a storage space with additional workshop and storage to the rear of the house. There is ample parking to the front, a path, raised lawn and trees to the side.

Location

Owen Sound is situated in the hamlet of Prospect which is in easy reach of Pewsey, a large village at the centre of the Vale of Pewsey, an Area of Outstanding Beauty. Situated close the Avon & Kennet canal which has been developed as a popular heritage tourism destination for boating, canoeing, fishing, walking and cycling. There are plenty of local amenities including a supermarket, pharmacy, doctor's surgery, sports centre, tennis club and several pubs. The historic market town of Marlborough is about 6 miles north, with an extensive range of amenities. There are excellent local schools in the area, with St John's Academy, Marlborough College and Dauntsey's all nearby. There are regular direct train services to London Paddington and the South West from Pewsey Station, with the M4 (junction 15) about 14 miles north, and the A303 (M3) is about 15 miles to the south.

Additional Information

The bungalow has been extended by the current owners however three of the walls in the building are of Woolaway construction.

Hamptons International

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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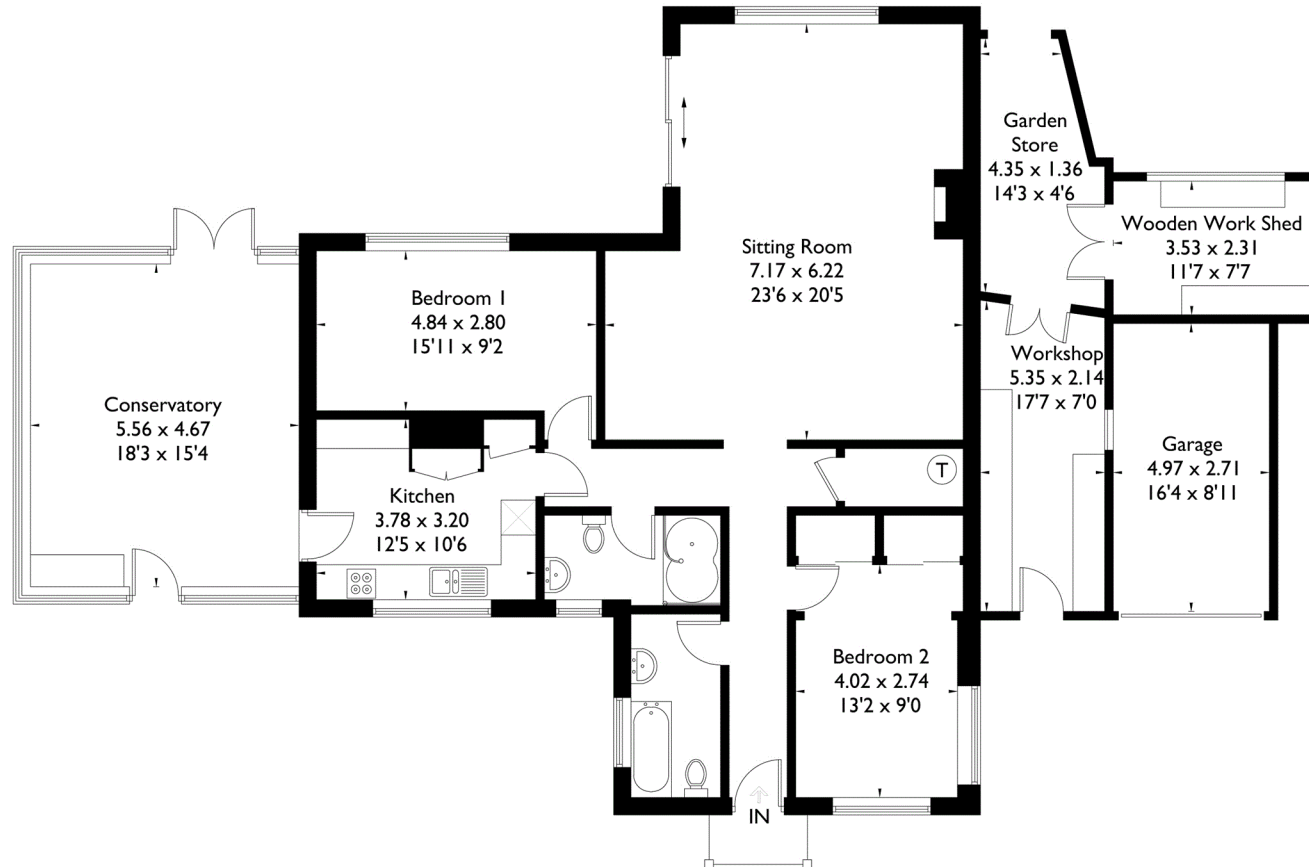
Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft

Garage = 13.4 sq m / 144 sq ft

Workshop / Wooden Work Shed / Garden Store

28.5 sq m / 307 sq ft

Total = 175.7 sq m / 1891 sq ft



FLOORPLANZ © 2016 0845 6344080 Ref: 172529

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

