



NEWLYN,
FROXFIELD

Carter Jonas

NEWLYN, FROXFIELD, MARLBOROUGH, SN8 3LD

AMENITIES

- Sitting Room
- Kitchen
- Dining Room
- Three Double Bedrooms
- Two Bathrooms
- Garden
- Single Garage
- Driveway Parking

SITUATION

Froxfield, a popular village on the Wiltshire/Berkshire borders to the west of Hungerford. There is a church and a pub in the village and the well regarded Stepping Stones Nursery. There are two further public houses, a village shop, post office (with bakery), doctors surgery and train station in Great Bedwyn, which is approximately 2 miles away. Cobbs Farm Shop is a short distance from the house.

The house is within a short drive of both market towns of Marlborough and Hungerford, each with excellent shopping facilities, leisure facilities and schools. The M4 motorway junctions 14 (Shefford Woodlands) and 15 (Chiseldon) are within reasonable driving distance and main line train services are available from Swindon, Hungerford and Great Bedwyn.

There many well regarded good schools in the area including primary schools in Ramsbury and Great Bedwyn, Marlborough College, St Johns, Pinewood and Dauntseys.

DESCRIPTION

Newlyn is a detached bungalow of brick elevations, under a tiled roof and relieved by double glazed windows.

The property offers good proportioned rooms throughout and does require some updating internally. The sitting room with open fireplace leads through the dining room. The kitchen is to the rear of the property and is fitted with a range of wall and base units.

There are three good sized double bedrooms which are served by the well-appointed family bathroom. There is also a separate shower room.

Whilst the property is in good order, there is some decorative updating required throughout and is ready for a buyer to put their own stamp on the property.

A DETACHED THREE BEDROOM BUNGALOW IN NEED OF UPDATING, LOCATED IN THE VILLAGE OF FROXFIELD.



OUTSIDE

To the front of the property is driveway parking for two vehicles and the detached single garage. A wooden gate provides access to the rear garden. There is a small lawned area to the front of the property which is enclosed by mature hedging and offers views over countryside. The rear garden is tiered, the top of which enjoys the most wonderful uninterrupted views over the rural countryside beyond. The lower level of the garden is laid to lawn wrapping around the property and attractive stone walling separates each tier.

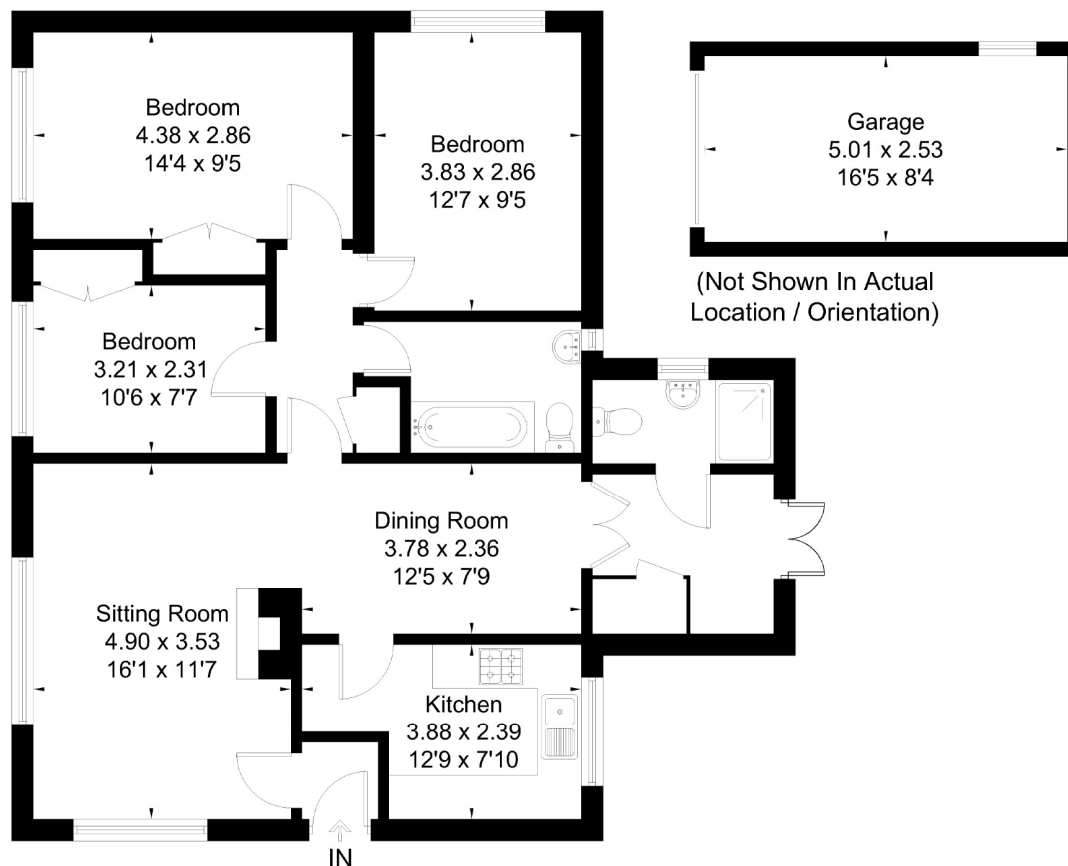
GUIDE PRICE: £450,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Newlyn Froxfield, SN8
 Approximate Area = 939 sq ft / 91.4 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1076 sq ft / 104.1 sq m



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas central heating
- Council tax band: E – Please refer to Wiltshire Council website for further details.
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website
- Parking – Private
- Restrictions – None
- Flood Risk – No
- Planning Permissions in the area – No



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67375

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data