



**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.

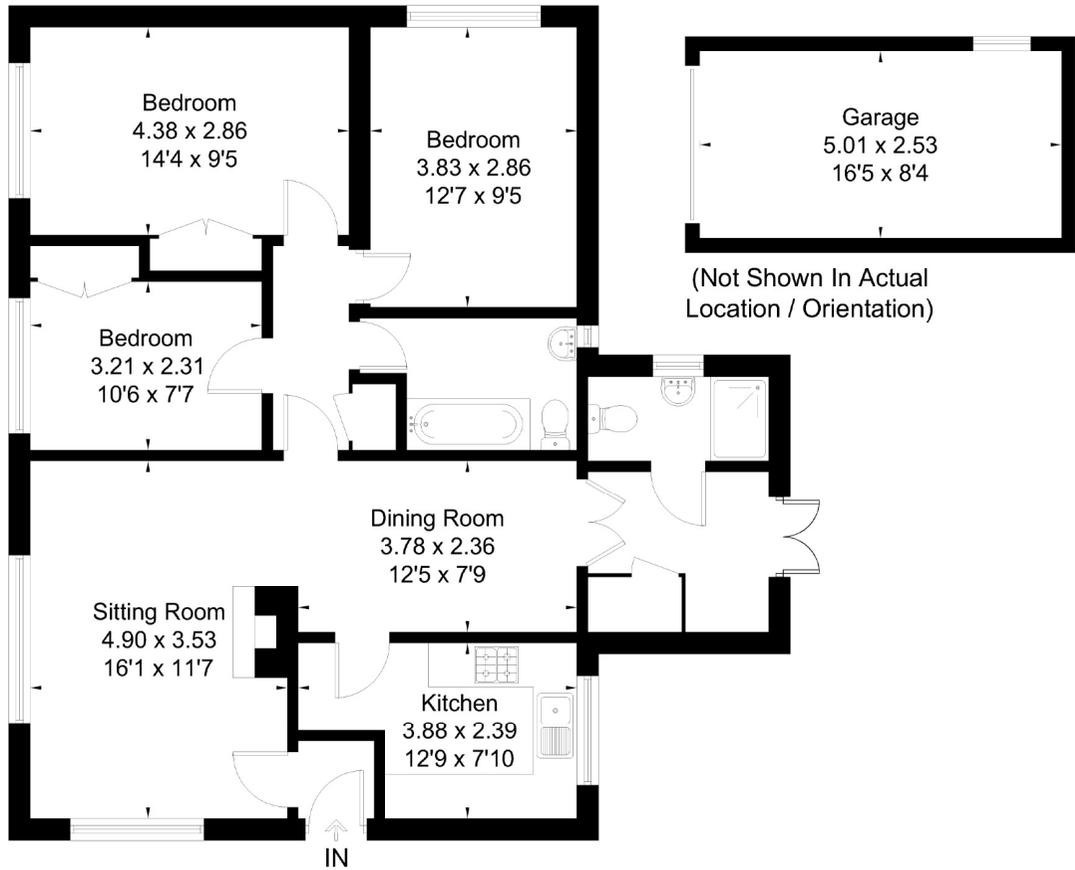
**GUIDE PRICE:** £450,000 (Subject to Contract)

**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

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**IMPORTANT INFORMATION**

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