



WEST OVERTON,  
MARLBOROUGH

Carter Jonas

## WITHY TREES, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4ER

### AMENITIES

- Detached family home
- Sitting room
- Kitchen/breakfast room
- Dining room and large hall
- Four bedrooms
- Stunning Garden
- Double garage and parking
- Lovely views
- Popular village location
- Catchment of St. Johns Academy

### SITUATION

Withy Trees is situated in the charming and peaceful village of West Overton, with far reaching views over adjoining open countryside. West Overton is a small village in the Kennet Valley surrounded by downland, which is a designated Area of Outstanding Natural Beauty and is situated 3 miles from the Neolithic site of Avebury, a World Heritage Site. Marlborough is approximately 4 miles to the east offering a good range of shops, coffee bars and restaurants, a sports centre. West Overton is in catchment for St. Johns Academy in Marlborough, with the nearest primary school being at nearby Lockeridge. There are also excellent independent options with St Francis Prep, Marlborough College, St Mary's Calne and Dauntsey's. Pewsey is approximately 6 miles away providing a fast rail link to London Paddington (1 hour). The M4 motorway is also within easy reach. Open countryside rises up on either side of the village providing ideal walking, riding and mountain biking and there is fly fishing available on the River Kennet and golf courses at Marlborough, Calne and Ogbourne St. George.

### DESCRIPTION

Withy Trees is an attractive four bedroom detached house located in the heart of West Overton, a popular village c4 miles to the west of Marlborough. The house sits centrally in c0.32 acres and enjoys fabulous views over the surrounding countryside.

The house enjoys a light and airy feel, is fully double glazed throughout and the lovely, roomy entrance hall sets the tone for this super home. This spacious hall features a wood burning stove set in a brick fireplace and double doors leading to the garden.

Withy Trees enjoys a good balance to the accommodation and a great flow to the space. The triple aspect sitting room is a spacious yet cosy room and also boasts an open fire and a further access point to the garden. A separate dining room is located at the front of the house, which has space to double up as a home office too.

The kitchen/breakfast room is fitted with a great range of wall and

## AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE BACKING ONTO OPEN FIELDS AND ENJOYING FABULOUS COUNTRYSIDE VIEWS.



floor cupboards as well as integrated appliances and links through, via a barn style door, to the utility room and downstairs cloakroom. This, in turn, provides access to the double garage.

Heading upstairs, all bedrooms are located off the generous, galleried landing. The principal bedroom enjoys a south facing aspect and benefits from an ensuite shower room. There are three further bedrooms (two doubles and one single) with those to the rear of the property enjoying the far-reaching views. These bedrooms are served by the family bathroom.

### OUTSIDE

The property is approached off the village road through a five-bar gate and attractive sarson stone wall onto a long gravelled driveway with parking for several vehicles. There is a double garage which offers additional parking or useful storage. There is side access to the rear garden which is of a generous size and mainly laid to lawn. There are some lovely mature trees and shrubs and a large, covered terrace at the rear of the house from where you can look out and enjoy the wonderful views of the Ridgeway. c0.32 acres in all.

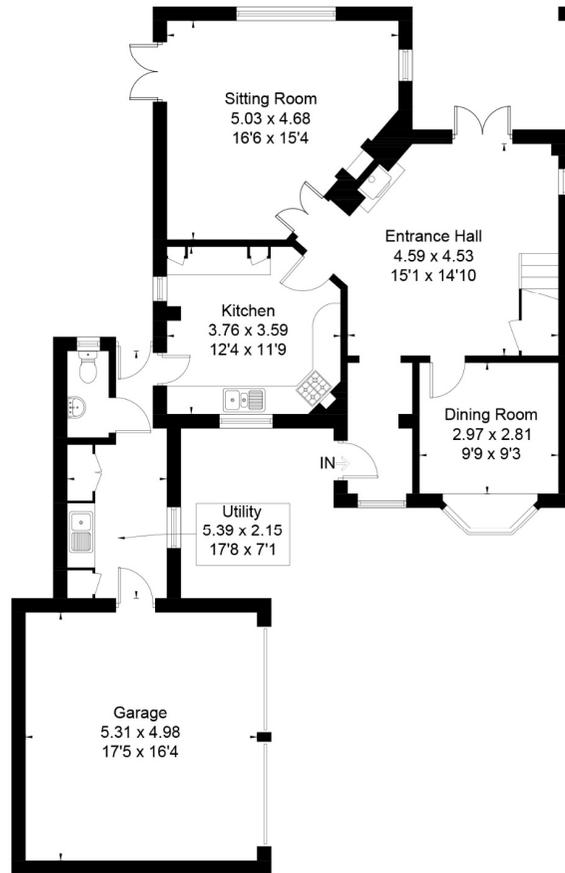
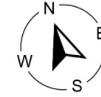
**GUIDE PRICE:** £750,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office  
Classification L2 - Business Data

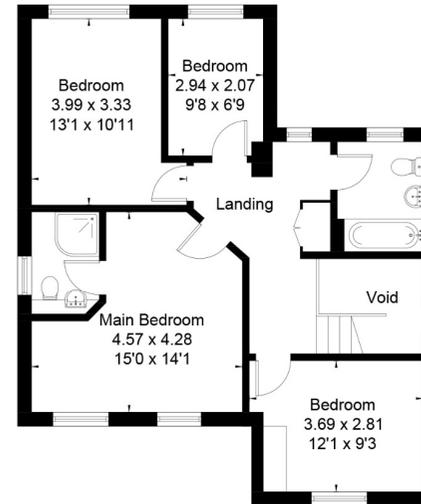


Classification L2 - Business Data

West Overton Marlborough, SN8  
 Approximate Area = 1849 sq ft / 171.8 sq m  
 (Excluding Void / Including Garage)



Ground Floor



First Floor

**SERVICES AND MATERIAL INFORMATION**

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G - Wiltshire Council
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details



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 #90556

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