



12 Wexcombe

Marlborough, Wiltshire, SN8 3SQ

marc allen





# 12 Wexcombe

Marlborough, Wiltshire, SN8 3SQ

£575,000

An exceptional semi-detached house situated in a small hamlet, with a large garden and fabulous views to the rear.

## Description

The property has been extended to provide a comfortable home with very usable accommodation. This includes a useful study, downstairs cloakroom and utility. The main sitting room has an open fireplace, distinctive velux windows and doors to the garden. The kitchen/dining room is a particular feature with a 'snug' that has a woodburner, making this whole area very central to family life and entertaining. On the first floor there are three good bedrooms, one of which has an en-suite shower room. There is also a full family bathroom which includes a shower. Outside there is a wide gravelled driveway for off road parking and good frontage. The rear garden is a particular feature with a paved terrace, lawn, vegetable patch and substantial outbuilding. The garden has a wonderful backdrop with views over fields and the hills. A viewing is strongly advised to fully appreciate the lifestyle opportunity that this unique property offers.

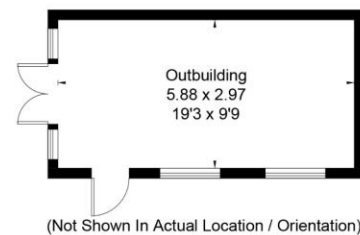
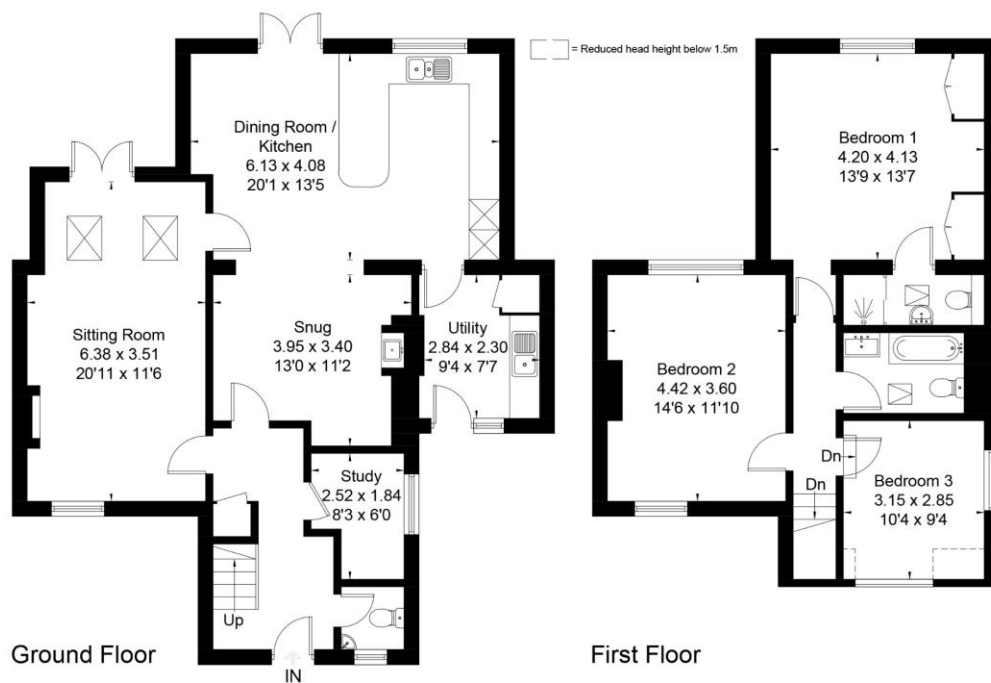
## Directions

From our office turn left up the High Street and continue on the A338 for approx. 7 miles. Where the road bends right towards East Grafton, take the left turn. Continue a short distance and turn left signposted Wexcombe. On entering the village follow the road round to the right and then first left. No.12 will be found towards the end on the right hand side.

- Entrance Hall
- Cloakroom
- Study
- Sitting Room
- Kitchen
- Snug
- Utility
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Driveway
- Good Rear Garden



Approximate Area = 143.7 sq m / 1547 sq ft  
 Outbuilding = 17.4 sq m / 187 sq ft  
 Total = 161.1 sq m / 1734 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)



To view this property call Marc Allen Estate Agents on **01488 685353**



### Entrance Hall

Wood effect flooring. Radiator. Stairs to first floor.

### Cloakroom

With a corner basin and w.c. Tiled floor. Radiator.

### Study

Wood effect flooring. Radiator.

### Sitting Room

Open fireplace with a brick surround. Radiator. Doors to garden.

### Kitchen

Fitted with a range of cream Shaker style units with solid wood work Worktops over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, grill, ceramic hob and extractor over. Integrated fridge, freezer and dishwasher. Tiled and wood effect flooring. Radiator. Doors to garden.

### Snug

Fireplace with a woodburner and raised hearth.

### Utility

With a further range of units with work surfaces over and a single drainer stainless steel sink unit. Cupboard housing oil fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Appliance space. Radiator. Tiled floor. Door to front.

### Staircase gives access to landing

Access to loft.

### Bedroom 1

Two built-in wardrobes. Radiator.

### En-Suite Shower Room

Tastefully fitted with a shower enclosure, wash hand basin with a cupboard below and w.c. Heated towel rail. Extractor fan. Velux window. Radiator.

### Bedroom 2

Radiator.

### Bedroom 3

Radiator. (Step down).

### Bathroom

A white suite comprising panelled bath with a shower over and screen, wash hand basin with a cupboard below and w.c. Heated towel rail. Extractor fan. Velux window.

### At the front of the property is

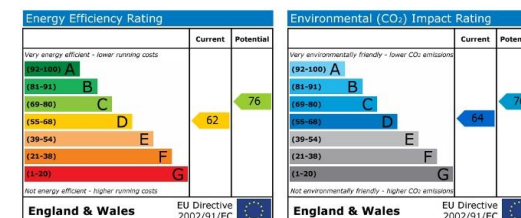
A gravelled driveway providing parking for several vehicles. Oil tank. The garden is laid to grass with a central pathway which extends to the rear door. Outside lighting and tap.

### At the rear of the property is

A wide paved terrace with a retaining wall and steps to a mainly lawned garden with an area for vegetables. The garden enjoys a fabulous backdrop with views over fields and hills. Large workshop with light and power. Greenhouse. Outside light and tap.

### Services

Mains electricity. Private water and drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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