



# The Old School House

40/41 Froxfield, Marlborough, Wiltshire, SN8 3LD





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Guide £415,000

An individual character property with good sized rooms, high ceilings and great potential to improve, situated in a convenient village location between Hungerford and Marlborough.

## Description

This older style property with oil fired central heating, offers excellent versatility and the accommodation includes a very good sized sitting room with an open fireplace, a generous dining area, a study/fourth bedroom and a bathroom on the ground floor. The kitchen could be extended, subject to the usual consents. On the first floor there are two double bedrooms, one of which has an en-suite shower room and an additional third bedroom/dressing room. Outside there is a very private walled garden with a patio, borders and a brick and flint shed/store.

## Froxfield

Froxfield is a pretty village approximately three miles from Hungerford on the Berkshire/Wiltshire border. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

## Directions

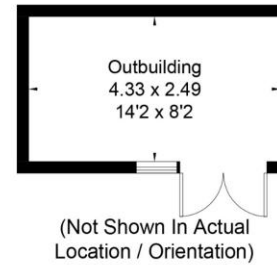
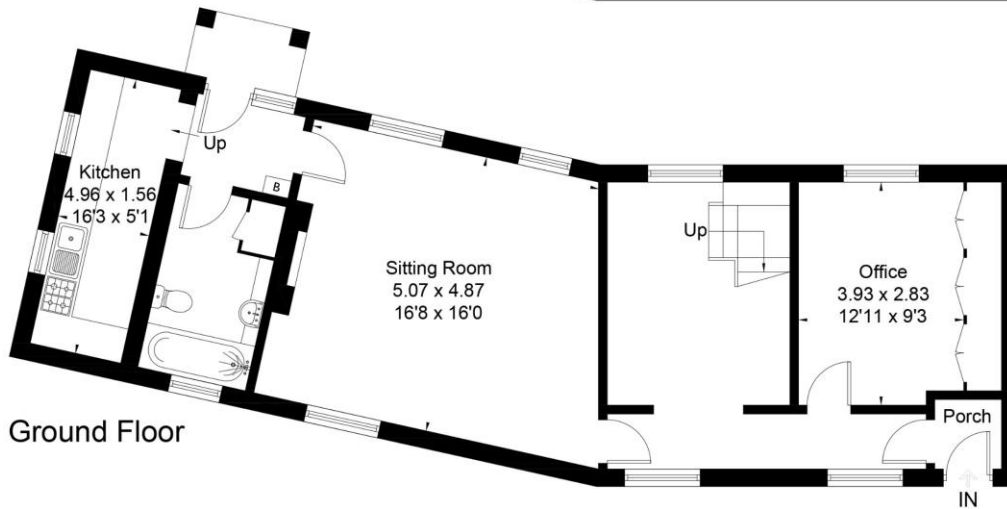
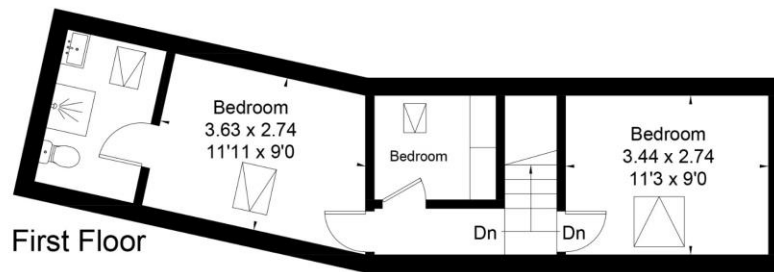
From our office turn right down the High Street, left at The Bear Hotel and continue for two miles to Froxfield. Continue past the green and take the first left turn into Manor Park and then immediately right into Brewhouse Hill. The Old School House is the third property on the right hand side.



- Porch
- Entrance Hall
- Study/Bedroom Four
- Family Bathroom
- Dining Room
- Sitting Room
- Kitchen
- Rear Lobby
- Three Bedrooms
- En-Suite Shower Room
- Private Garden
- Excellent Potential



Approximate Area = 114.5 sq m / 1232 sq ft  
 Outbuilding = 10.8 sq m / 116 sq ft  
 Total = 125.3 sq m / 1348 sq ft



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

#### Front Door to:-

#### Porch

Cloakroom rails and shoe bench. Oak flooring.

#### Entrance Hall

Oak flooring. Radiator. Archway to dining room.

#### Study/Bedroom 4

Full width fitted wardrobes/cupboards. Secondary double glazing. Radiator. Picture rail.

#### Dining Room

Fitted bookshelves. Radiator. Dado rail with panelling below. Stairs to first floor.

#### Sitting Room

A dual aspect room with an open fireplace with a brick and ornate timber surround and stone hearth. Picture rail. Two double radiators.

#### Kitchen

Fitted with a range of wall and base units with woodblock work surfaces over and tiled splashbacks. Enamel sink with a mixer tap. Breakfast bar. Free-standing cooker with extractor canopy over. Integrated slimline dishwasher. Further appliance space. Tiled floor. Radiator.

#### Rear Lobby

Oil fired boiler for domestic hot water and central heating. Tiled floor. Door to garden.

#### Bathroom

Comprising enclosed bath with a shower over and screen. Wash hand basin and w.c. Tiled surrounds and floor. Radiator. Airing cupboard with hot water tank and immersion heater.

#### Staircase gives access to landing

#### Bedroom 1

Velux window. Radiator.

#### En-Suite Shower Room

Comprising shower cubicle, vanity unit with wash hand basin and mixer tap and w.c. Radiator. Laminated floor.

#### Bedroom 2

Velux window. Radiator.

#### Bedroom 3/Dressing Room

Velux window. Fitted storage units.

#### At the rear of the property is

A lawned garden with a patio and shrub borders enclosed by walling and wood panel fencing. Steps to a pedestrian gate. Brick and flint shed/store. Log store. Greenhouse.

#### Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

