



28 Froxfield

Marlborough, Wiltsire, SN8 3LD

marc allen





# 28 Froxfield

Marlborough, Wiltshire, SN8 3LD

Guide £445,000

An individual character property that has been extended to create a comfortable home with a large mature garden.

## Description

The accommodation includes a hall from which the stairs lead, a sitting room with a woodburner and a generous kitchen/dining room with doors to the garden. There is also a useful utility cupboard and cloakroom. On the first floor there are three bedrooms and a bathroom complete with a shower. Outside there is driveway parking and a garage to the side leading to a large mature garden with sheds and a workshop.

## 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

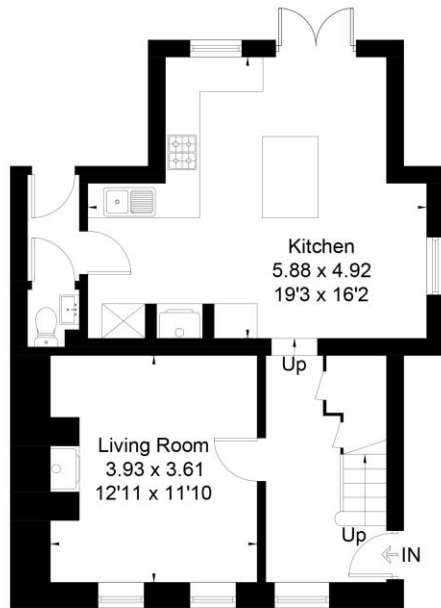
From our office, turn right down the High Street, and left at The Bear Hotel. Follow along the A4 for approx. 3 miles. When approaching Froxfield, number 28 will be found past the junction, and on the left hand side.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Cupboard
- Cloakroom
- Three Bedrooms
- Bathroom
- Garage
- Driveway
- Garden

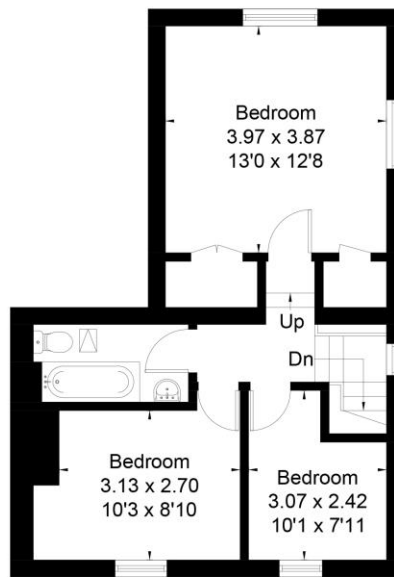




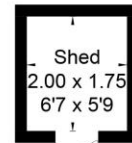
Approximate Floor Area = 97.7 sq m / 1052 sq ft  
 Outbuildings = 28.1 sq m / 302 sq ft (Excluding Sheds)  
 Total = 125.8 sq m / 1354 sq ft



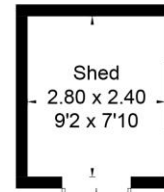
Ground Floor



First Floor



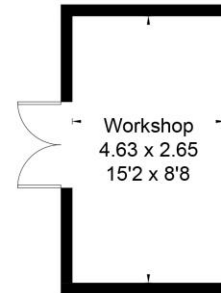
(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



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Location / Orientation)



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Location / Orientation)



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

Door to:

Entrance Hall

Radiator. Stairs to first floor. Understairs cupboard with gas fired boiler for domestic hot water and central heating. (Propane not mains).

Sitting Room

Brick fireplace with a wood burning stove. Radiator. Timber effect ‘beams’. Three wall light points.

Kitchen

Fitted with a range of light oak effect wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built in electric oven, grill, gas hob and extractor. Plumbing for automatic washing machine. Appliance space. Two radiators. Brick fireplace and wood burning stove. Tiled floor. Breakfast bar. Doors to garden. Door to:

Utility Cupboard

Brick floor. Radiator. Doors to garden.

Cloakroom

With a wash hand basin and wc.

Stairs give access to landing

Exposed floorboards and beams. Access to loft.

Bedroom 1

Built in wardrobes. Radiator.

Bedroom 2

Exposed beams. Radiator.

Bedroom 3

Exposed floorboards. Radiator. Exposed beams. Access to loft.

Bathroom

A white suite comprising panelled bath with a separate shower over and screen. Wash hand basin and wc. Tiled surrounds. Radiator. Exposed beams. Velux window. Extractor fan. Chrome finish heated towel rail.

Garage

To the side with a metal up and over door.

At the front of the property is

A block paved driveway and gravelled area, with gates to the rear.

At the rear of the property is

A partly covered paved terrace for sitting and entertaining which extends to the side. Steps and a sloping pathway lead to a large mature garden laid to grass with numerous mature trees, evergreens, seating areas and an upper deck with views to distant fields. Garden sheds and workshop.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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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.

