



7 Fiveways Close  
Baydon, Marlborough, Wiltshire, SN8 2LH

marc allen



# 7 Fiveways Close

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Guide £365,000

An attractive brick and flint semi detached house overlooking the green.

## Description

The property has gas to radiator heating, together with double glazed sash windows and the accommodation includes a separate hall from which the stairs lead and a useful downstairs cloakroom. The sitting room and dining area are open plan, but with defined spaces. The sitting room has a fireplace with a woodburner and the dining area has doors to the garden. The kitchen has a fabulous range of bespoke handmade units finished in solid ash. On the first floor there is a generous landing and three bedrooms, two of which have built in wardrobes. The main bedroom has an en suite shower room and there is also a family bathroom. Outside there is an enclosed garden with areas of decking, lawn, mature tree and raised borders. There is an allocated parking space directly to the rear.

## Baydon

Baydon is a village situated close to Aldbourne and Lambourn on the edge of the Downs. It has a well respected primary school and is in the St John's catchment area. There is a church and a local shop. There is a bus service to Swindon and the M4 motorway can be accessed at junctions 14 or 15. The railway station at Hungerford has a train service to Newbury, Reading and London (Paddington).

## Directions

From our office, turn right down the High Street and right again at the Bear Hotel. Turn left onto the A338 and straight over at the roundabout. Turn left onto Ermin Street and follow along. Go straight past St Nicholas Primary School, and then take the next right turn into Fiveways Close. No.7 will be found on the right hand side.

- Entrance Hall
- Sitting Room
- Dining Area
- Kitchen
- Three Bedrooms
- En Suite Shower Room
- Bathroom
- Garden
- Allocated Parking Space
- Gas to Radiator Heating



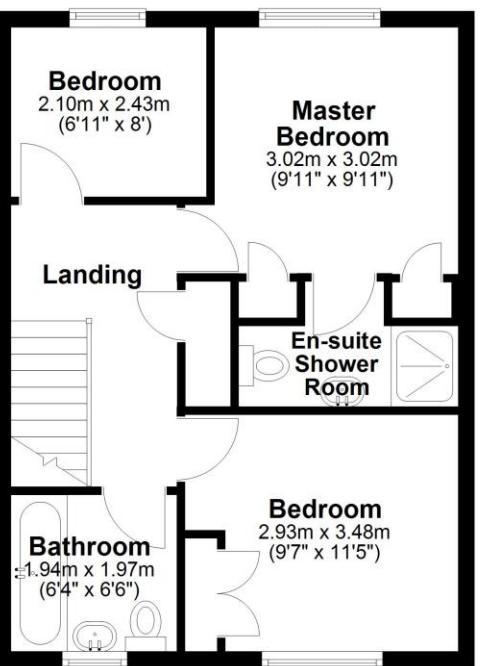
### Ground Floor

Approx. 43.2 sq. metres (465.3 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 sq. feet)

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



## Porch

Door to:-

## Entrance Hall

Oak flooring. Radiator. Built in cupboard. Double doors to the sitting room.

## Cloakroom

With a wash hand basin and wc. Radiator. Understairs cupboard.

## Sitting Room

Oak flooring. Fireplace with a woodburning stove and timber mantelpiece. Two radiators. Opening to:

## Dining Area

Oak flooring. French doors to the garden.

## Kitchen

A bespoke handmade solid Ash fronted wall and base units with drawers, worksurfaces over and distinctive tiled surrounds. Single drainer sink unit with a mixer tap. Built in electric oven, grill, gas hob and extractor over. Integrated dishwasher. Space and plumbing for automatic washing machine. Radiator. Cupboard housing gas fired boiler for domestic hot water and central heating. Oak flooring.

## Staircase gives access to landing

Airing cupboard housing hot water tank and immersion heater. Radiator. (Access to loft via a timber pull down ladder).

## Bedroom 1

Two built in wardrobes. Radiator.

## En Suite Shower Room

A white suite comprising shower enclosure, wash hand basin and wc. Wood effect flooring. Chrome finish heated towel rail. Extractor fan.

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: [sales@marcallen.co.uk](mailto:sales@marcallen.co.uk)

## Bedroom 2

Built in wardrobe. Radiator.

## Bedroom 3

Radiator.

## Bathroom

A white suite comprising panelled bath, wash hand basin and wc. Radiator. Electric shaver point. Extractor fan.

## At the rear of the property is

A wide area of decking leading to a lawned garden with a mature silver birch, further decking, raised vegetable bed and border. Gravelled pathway with a gate to the rear and to the side. Garden shed. Outside light, tap and power points.

## Services

All mains connected. 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		85 B
69-80	C		72 C
55-68	D		
39-54	E		
21-38	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.