



DOWNER & CO

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Bridleways,  
2 Walronds Close,  
Baydon SN8 2TD

£725,000



# Immaculate Four Bedroom Detached Family Home

## Features.

- Stunning village location
- Small & private development of similar homes
- Beautifully presented and remodelled
- Four bedroom detached home
- Master with refitted en-suite
- Absolutely stunning kitchen/dining room
- Large living room & separate study/playroom
- Downstairs utility & cloakroom
- Double garage & driveway
- Views towards fields at front of property

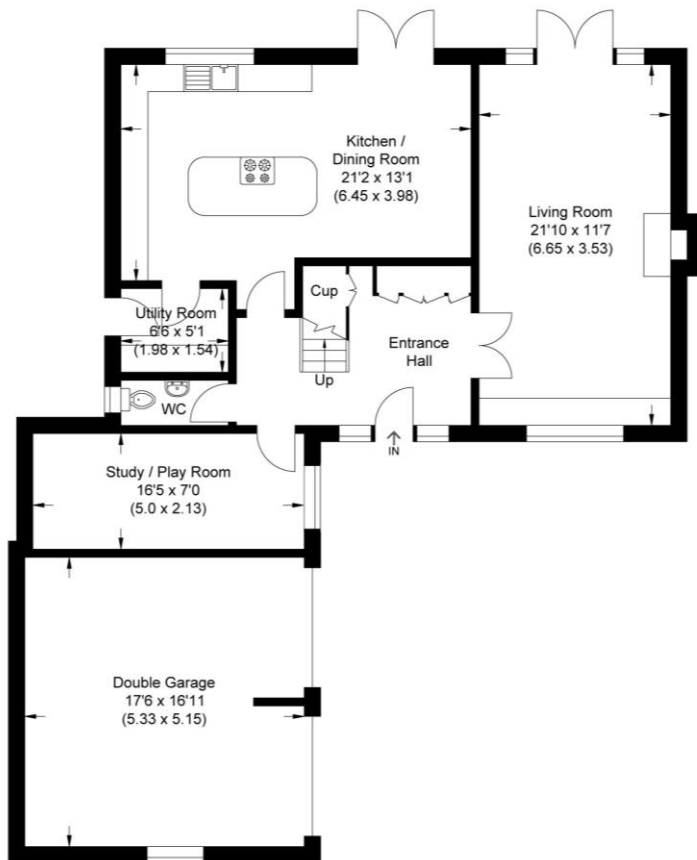




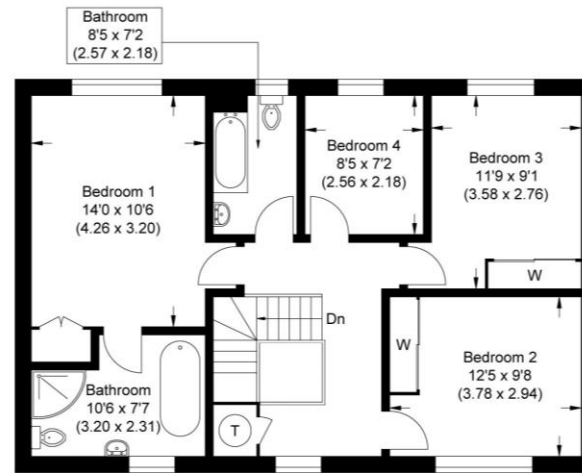
## Description.

IMMACULATE! We challenge you to find fault with this well maintained and improved detached family home located in the beautiful village of Baydon with views over fields to the front. From the moment you pull onto the drive, you are aware of the care and attention that has been given to this much loved family home.

Accommodation comprises, bright entrance hallway with fitted storage, front to back living room with fireplace and window seat, fantastic kitchen/dining room with central island, utility room, cloakroom and playroom/study on the ground floor. The first floor has an impressive galleried landing, master bedroom with fitted wardrobes and a beautiful refitted en-suite bathroom, two further double bedrooms, a single bedroom and family bathroom. Outside there is an attached double garage, plus driveway parking for at least three vehicles, plus well maintained gardens. Viewings highly recommended.



Ground Floor



First Floor

Approximate Gross Internal Area  
145.89 sq m / 1570.34 sq ft  
(Excludes Garage)  
Garage Area 27.45 sq m / 295.46 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

## Location.

Baydon Village lies on the ancient Roman Road of Ermin Way, in the North East part of the County of Wiltshire, very close to the Berkshire Boundary. Comprising of approximately 300 homes, it is a small rural village with a great community feel. Baydon Village Stores inclusive of a Post Office and the highly rated Fancy B restaurant and public house are great amenities within the village. Along with St Nicholas Church. Baydon village has its own Ofsted rated, Good, Primary School "Baydon St Nicholas C Of E School" and is a feeder school to the sought after secondary school of St John's in Marlborough. The village has many amenities including a children's playground, allotments and table tennis and cycling clubs. Nearby villages include Aldbourne, Ramsbury and Lambourn. The beautiful Market town of Marlborough is a 15 minute drive away. Great links to the M4 Junction 14 approximately 6 miles away and Junction 15 approx 10 miles away.





### Important Notice

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

**EPC: C**

**COUNCIL TAX BAND: G**

**TENURE: FREEHOLD**

For more information on this house or to arrange a viewing please call the office on:

**01635 523777**

Alternatively, visit our website below to view all of the details of this property online.

**[www.downer.co.uk](http://www.downer.co.uk)**

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