



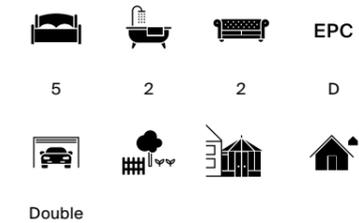
## BARLEY HOUSE

Granary Close, East Grafton, Wiltshire



## A CHARMING FAMILY HOME WITH MODERN TOUCHES

Nestled in a peaceful cul-de-sac, this beautifully modernised family home offers space, comfort and style.



Local Authority: Wiltshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil heating. PV solar panels. EV charger.

Post Code : SN8 3UA

What3Words: ///inquest.announced.peroxide



## SITUATION

East Grafton is equidistant from Hungerford, Marlborough and Pewsey at the head of the Pewsey Vale and close to Savernake Forest. The surrounding countryside is undulating farmland rising up to the Downs.

The village is located about 15 minutes drive from the bustling market town of Marlborough with its wide high street, market, restaurants and a broad range of shops, including Waitrose, and other facilities.

Schooling is excellent with Marlborough College, as well as St Johns Marlborough, Dauntseys at West Lavington, St Francis in Pewsey and St Mary's Clane. Pinewood and Farleigh are also popular choices for children living in the Marlborough area.

**Distances:** Hungerford 7.6 miles (London Paddington 50 minutes), Pewsey 6.3 miles, Marlborough 8 miles, A303 13.5 miles, M4 (J14) 11 miles (All mileages and timings are approximate)



## THE PROPERTY

Barley House opens into a spacious entrance hall featuring stylish Karndean flooring throughout, setting the tone for the rest of the property. The double-aspect sitting room is bright and inviting, complete with a cozy fireplace for relaxing evenings. There is a dining room, as well as a practical study fitted with built-in shelves – perfect for working from home.

The modern kitchen is well-equipped with Neff appliances, two wine fridges and elegant French doors that open onto the garden, making it a great space for both cooking and entertaining. A separate utility room provides built-in storage and convenient access to the back door. Completing the downstairs is a W.C.

Upstairs the generous landing includes a cozy seating area, creating a peaceful spot to unwind. The principal bedroom boasts a dressing room, ample built-in storage, plenty of natural light and a stylish ensuite.

There are three additional double bedrooms, ideal for family or guests, along with a well-appointed family bathroom. A versatile fifth bedroom offers flexibility, serving well as a study or office, and it benefits from its own private entrance and W.C.

The property enjoys a beautifully landscaped wraparound garden with a terrace, several seating areas and well-established flowerbeds. A path leads to a summer house with decking and a hot tub - perfect for relaxation and entertaining.

There is also a greenhouse, a wood shed and a productive vegetable patch. A double garage equipped with an EV charger adds further convenience, while the gravel driveway provides parking for three cars, making this an ideal home for comfortable and stylish family living.



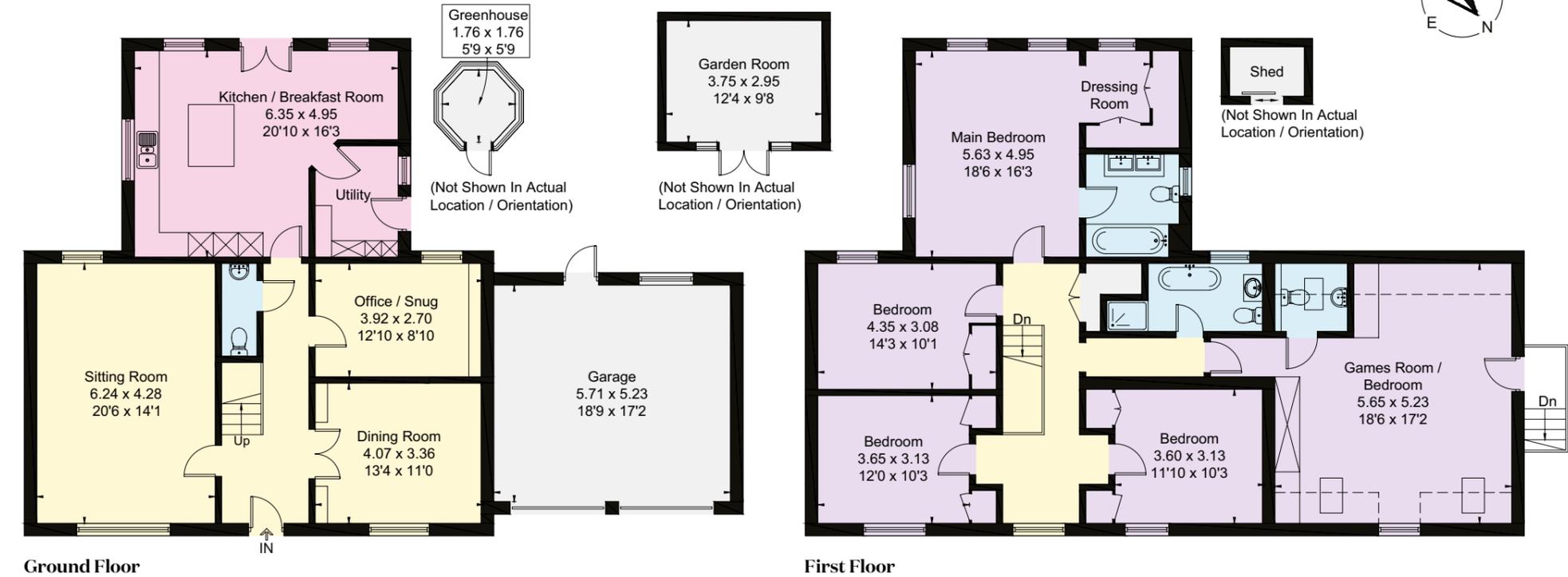


## PROPERTY INFORMATION

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Viewing by prior appointment only with the agents.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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