



FAIRVIEW, EASTON ROYAL

BREARLEY & RICH
ESTATE AGENTS

FAIRVIEW, EASTON ROYAL, PEWSEY, WILTSHIRE, SN9 5LY

*Trains run from Pewsey, Great Bedwyn or Hungerford to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.
M4 J15 Approximately 13 miles, M4 Junction 14, 14 miles.*

**Beautifully presented detached bungalow offering spacious accommodation throughout in a generous and private plot.
The property enjoys a private position in the highly regarded village of Easton Royal and with huge potential to improve and extend, subject to usual consents.**

- * Spacious reception hall * Double aspect kitchen/dining room * Utility Room * Pantry * Sitting room * Conservatory * 3 bedrooms * Family bathroom *
- * Shower room * Double garage providing extensive storage space * Driveway parking for several vehicles *
- * Large garden with level lawn, a workshop and shed * Double glazed *
- * Excellent village location *



EASTON ROYAL

Easton Royal is a popular village surrounded by glorious countryside which is designated an area of outstanding natural beauty. While having the benefit of excellent countryside on the doorstep, the village is only approximately 3 miles west of Pewsey, 7 miles south from Marlborough and 11 miles west of Hungerford.

The village has a highly regarded Primary School which is part of the Excalibur Academy Trust that includes St. John's secondary school in Marlborough. The village also has a church, village hall and recreation ground. The nearby town of Pewsey has a railway station with a service to London Paddington in just over an hour. There is currently a twice daily bus to Marlborough and Pewsey.



THE PROPERTY

This lovely light home offers spacious accommodation throughout and benefits from a good sized private plot with wonderful views to the south from the front garden and main reception rooms.

Internally, the welcoming hallway leads in to a 26' kitchen/dining room which is lovely and light with rural views from the dining area across the front garden and beyond over fields. The kitchen is well fitted and appointed having integrated appliances that include an oven, hob and dishwasher. There is a separate utility room off the kitchen with space for a washing machine and a tumble dryer. This room also houses the boiler. A useful pantry off the hall has space for an additional upright fridge/freezer. There is also a conservatory to the rear of the house accessed via the entrance hall. To the other side of the reception hall there is bright and good size sitting room with a fireplace.

All of the bedrooms are double, but the main bedroom and bedroom two are particularly generous and have fitted wardrobes, the third bedroom, while also a double, has been recently used as an office/study. The wonderful size bathroom is adjacent to the main bedroom, while there is also a modern shower room fitted with a double size shower.

Subject to permissions there may be potential to extend the property or even to convert the loft/add a first floor.

OUTSIDE

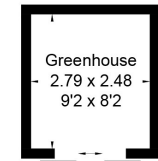
The property is approached over a private road from the village lane. To the front of the house there are lovely open views. The driveway leads up the side of the property to the large double garage at the rear, beyond which there are two large storage sheds/workshops. The majority of the front garden is laid to lawn with mature borders and shrubs. To the rear there is a patio with a path leading up to a greenhouse. Beyond the formal garden there is gated access to a large vegetable garden, with mature fruit trees and a soft fruit cage.

SERVICES

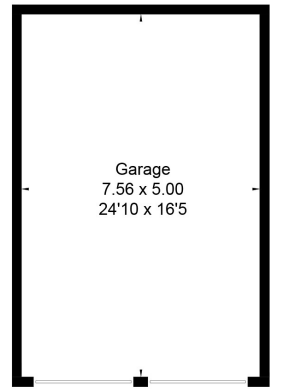
Mains electricity, water and drainage. Oil fired central heating. Solar panels fitted (owned by the property and tariff to be confirmed). Council tax Band F.



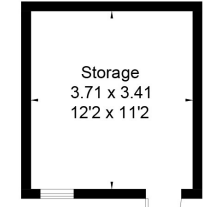
Approximate Floor Area = 149.7 sq m / 1611 sq ft
 Outbuildings = 57.3 sq m / 617 sq ft
 Total = 207.0 sq m / 2228 sq ft



Greenhouse
 2.79 x 2.48
 9'2 x 8'2
 (Not Shown In Actual Location / Orientation)



Garage
 7.56 x 5.00
 24'10 x 16'5
 (Not Shown In Actual Location / Orientation)



Storage
 3.71 x 3.41
 12'2 x 11'2
 (Not Shown In Actual Location / Orientation)

Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63846

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

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