



**THE HATCHES HOUSE, AXFORD
MARLBOROUGH**

THE HATCHES HOUSE, AXFORD, MARLBOROUGH **WILTSHIRE, SN8 2EX**

Marlborough M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

Detached family home in a captivating and picturesque setting, with wonderful far reaching views over water meadows and the Kennet valley. The Hatches House has light and airy accommodation over two floors and scope to enlarge and improve further if desired. The property represents a rare opportunity to purchase a lovely home in a glorious location.

* Welcoming Hall * Sitting room * Conservatory * Study * Cloakroom * Kitchen/dining room * Utility room * 3 Bedrooms * Family bathroom *
* Large private garden * Private driveway with parking for several vehicles *



AXFORD AND MARLBOROUGH

The property is in the pretty village of Axford, situated between Marlborough and Ramsbury. The village has a church and village hall. The market town of Marlborough can be found approximately three miles to the west and offers a choice of access to major commuting routes while being situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dans and Rick Steins. The Leisure Centre, tennis club and golf club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs and Pewsey vale. There is easy access to excellent walking and riding close by including Savernake Forest. The M4, Junction 15 is within 8 miles giving excellent access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



THE PROPERTY

A welcoming entrance hall leads to a sizeable triple aspect sitting room with an open 'Jet Master' fire and doors that lead to a sunny conservatory with outstanding views towards the water meadow and the River Kennet. There is also a good size study found off the hallway. The kitchen/dining room has plenty of wall and base units and benefits from excellent natural light having a stable door and dual aspect windows offering similar views to that of the conservatory. Beyond the kitchen is a cloakroom and a generous size utility room where the warm air exchanger is housed. Leading upstairs, there is a charming Oriel style window to the front before reaching the spacious landing, which has two built-in wardrobes. All three bedrooms are double in size and have ample space for wardrobes and chest of drawers etc. The main bedroom has a functioning wash hand basin and an alcove for a shower at present not in use but could be reinstated or remodelled. Again, all three bedrooms have beautiful far reaching views and bedroom three has a wash hand basin and also has spacious eaves storage which is fully boarded. The bedroom to the rear was originally two bedrooms and again this could be reinstated. The family bathroom is spacious and has an over bath shower.

OUTSIDE

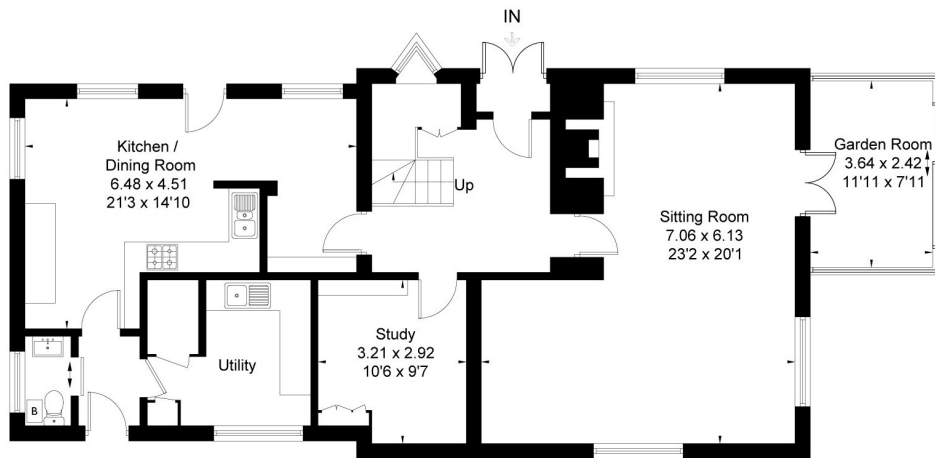
The property is approached by a gravel driveway, leading to a turning area with ample parking for several vehicles. The garden wraps around the property with the main part of the garden being orientated towards the river Kennet. The garden is extremely well stocked with a range of matures trees and shrubs. There are also stunning views across the valley and the river. The front garden has a retaining wall with a step down to a lower level lawn area with stock proof fencing enclosing the garden..

SERVICES

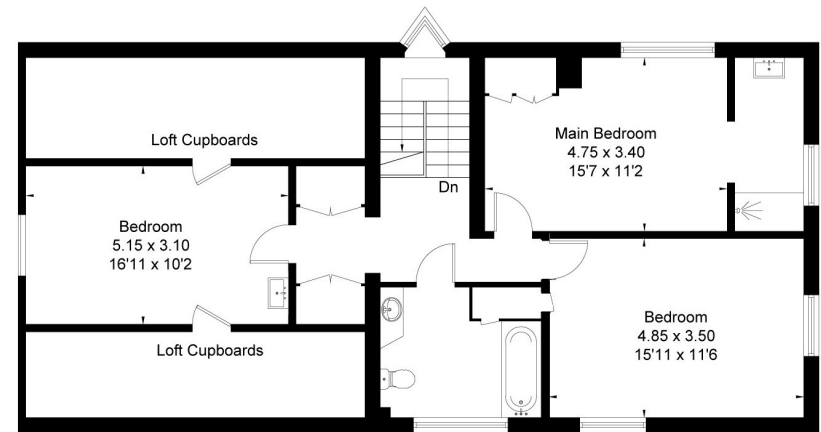
Mains water, electricity and gas. Gas fired warm air heating system. Septic tank drainage. Ultra fast fibre broadband to the property. Council tax; Band F.



Approximate Floor Area = 192.1 sq m / 2068 sq ft



Ground Floor



First 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 #66394

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
39-54	E		
21-38	F		
1-20	G		

BREARLEY & RICH
ESTATE AGENTS