



**STONEY PATCH, LOCKERIDGE**

**BREARLEY & RICH**  
ESTATE AGENTS

# **STONEY PATCH, LOCKERIDGE, MARLBOROUGH, WILTSHIRE, SN8 4EL**

*Marlborough centre 4 miles, M4 (Junction 15) Approximately 11 miles. Pewsey Station 8 miles.  
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

**Detached 4 bedroom home set down a long drive near the centre of the popular village of Lockeridge.  
The property benefits from a plot of approximately 0.25 acres and offers potential for updating and extension subject to permissions.**

\* Porch \* Entrance hall \* Sitting room \* Dining room \* Conservatory \* Kitchen/breakfast room \* Utility room \* 4 Bedrooms \* Family bathroom \*  
\* Ensuite shower room \* Cloakroom \* Garage \* Parking \* Excellent village location \* No onward chain \*



## **LOCKERIDGE**

Stoney Patch is situated near the centre of the desirable village of Lockeridge, while being just outside the conservation area. There is a popular village pub, The Who'd A Thought It and a village school. The village is within the Wessex Downs Area of Outstanding Natural Beauty.

A wider range of facilities are available in the nearby market town of Marlborough which offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets and boasts a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy. The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



### THE PROPERTY

Stoney Patch is a spacious four-bedroom detached property offering excellent reception rooms and plenty of potential to improve and enhance the existing footprint. The ground floor accommodation includes a large porch which leads in to a lovely welcoming reception hall with a cloakroom. The dual aspect sitting room is a light room and enjoys a southerly aspect with French doors out to the front garden. Accessed off the sitting room or the kitchen there is a separate dining room which in turn leads on to the conservatory. At the rear of the house, the kitchen/breakfast room has a breakfast bar and a wide range of floor and wall mounted units and links through to the utility room beyond.

To the first floor there is a good-sized landing with window to the front. There are four bedrooms, three of which have fitted storage. The main bedroom has an ensuite shower room, while there is a family bathroom with a white suite. Subject to permissions there may be potential to remodel the house and convert the garage/extend over it as required.

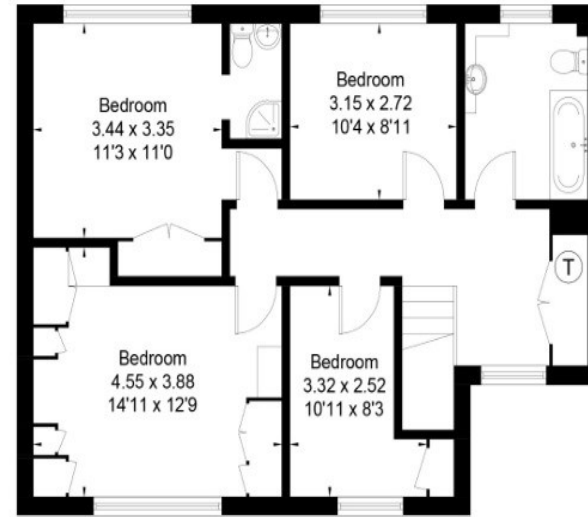
### OUTSIDE

The property is approached over a long tarmac drive leading up to the garage and proving plenty of parking/turning space. The front garden is mainly laid to lawn with mature trees and shrubs and is enclosed by hedging, offering wonderful privacy.

To the rear of the property there is a generous landscaped garden partly laid to lawn and partly gravelled with a range of established trees and plants. There is a greenhouse, pond and raised seating area, to the rear the property is enclosed by a local stone wall.

**SERVICES** Mains electricity, water and drainage. Oil fired central heating. Council tax Band G.

Stoney Patch, Lockeridge, SN8  
 Approximate Area = 1681 sq ft / 156.2 sq m  
 Garage = 210 sq ft / 19.5 sq m  
 Total = 1891 sq ft / 175.7 sq m



Ground Floor

First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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