

**FLITSRIDGE, SILBURY COURT, BECKHAMPTON
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

FLITSRIDGE, SILBURY COURT, BECKHAMPTON, MARLBOROUGH, WILTSHIRE, SN8 1QJ

Trains run from Pewsey or Swindon to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes. M4 J16 Approx 10 miles.

**Beautifully presented semi-detached property within a small development of similar properties converted from a Victorian stable block.
The property has well-proportioned accommodation over two floors and an outstanding and sizeable rear garden.
Internal viewing is highly recommended.**

- * Village location
- * Welcoming light and airy entrance hall
- * Cloakroom
- * Open plan living room
- * Conservatory/dining room
- * Well appointed kitchen/breakfast room
- * Separate utility room
- * 4 bedrooms (2 ensuite shower rooms)
- * Family bathroom
- * Glorious rear garden
- * Brick paved driveway leading to a single garage
- * Oil fired central heating, mains water and drainage



BECKHAMPTON

Beckhampton is a small hamlet located some 7 miles to the west of Marlborough and is within the parish of Avebury which is well known for being a prehistoric world heritage site. The village has a Public House.

MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, and a sports centre. Marlborough is sited along the M4 corridor close to J15 (7.5miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious ancient and protected countryside including Savernake forest. Local schools include: St John's Academy, St. Francis and Pinewood Prep, Dauntsey's, Marlborough College and St Mary's Calne as well as All Cannings Primary near Devizes.



THE PROPERTY

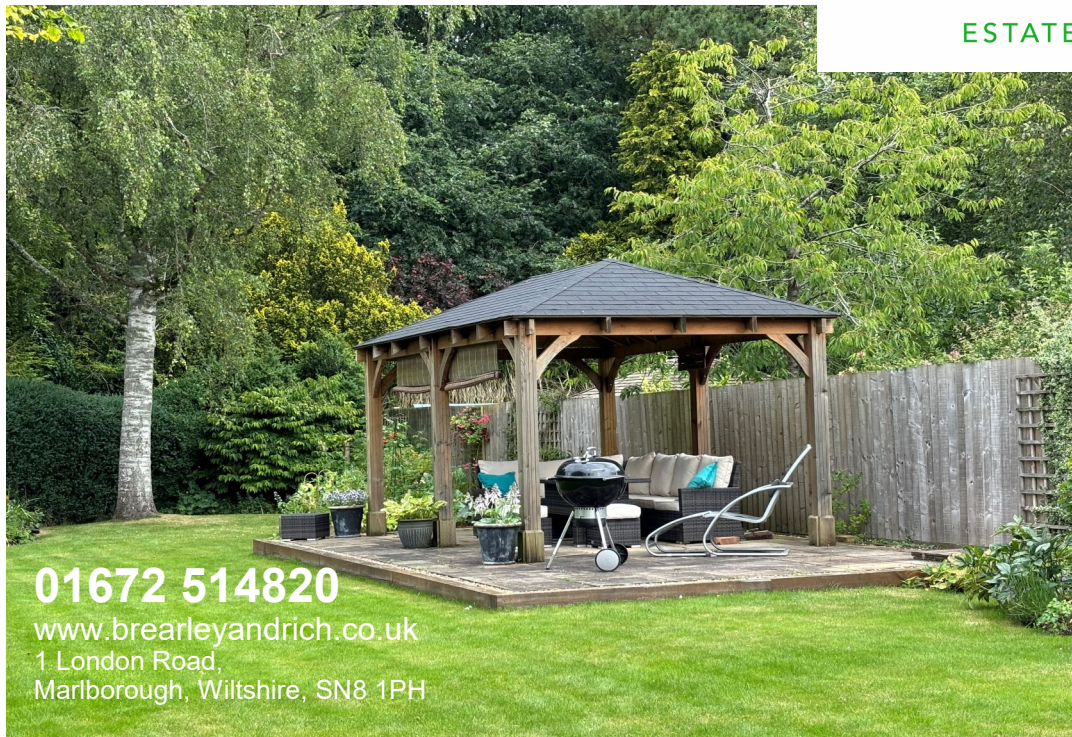
This outstanding property is deceptive in that it offers more accommodation than may appear likely on first appearance. A welcoming hallway, with a cloakroom, leads to a wonderful open plan sitting room with a pretty period style open fire. This spacious room leads through to a Victorian style conservatory/dining room that takes advantage of the view of the attractive garden. The kitchen/breakfast room is well-appointed with a comprehensive range of white wall and base units with integrated appliances that include: an eye-level oven and grill, hob fridge/freezer and dishwasher. Just off the kitchen is a useful utility room that has a door to the rear garden and also to the integrated garage. On the first floor there is a spacious landing leading to four double bedrooms, the main having wall length fitted wardrobes and a stylish ensuite shower room. The second bedroom is also en suite and has built-in wardrobes, as does bedroom three and finally there is a luxurious family bathroom that completes the accommodation.

OUTSIDE

The garden has a superbly tended formal garden with a handsome oak hip framed pergola. The grounds are exceptionally well-stocked with a huge variety of mature flowers and shrubs. In addition, there is a large terrace area that is perfect for dining al fresco in the summer months. The front of Flitsridge has neatly clipped box hedging and mature hedges. The brick paved driveway has parking for one vehicle with an additional parking space nearby and the garage has an electric operated up roller door.



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