



5 KENNET RISE
AXFORD

BREARLEY & RICH
ESTATE AGENTS

5 KENNET RISE, AXFORD, MARLBOROUGH **WILTSHIRE, SN8 2EZ**

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

An extended semi detached house offering excellent accommodation throughout and a large plot adjoining fields. The property is in an excellent village location close to Marlborough and while offering comfortable accommodation, the property offers scope for updating to suit requirements.

* Hall * Living room * Dining room * Study * Kitchen/breakfast room * Boot/Utility room * 4 Bedrooms * Family bathroom *
* Shower room * Plot of approximately 0.2 acres * Gardens adjoining fields * Views * On street parking *



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

The front door leads in to a useful porch before entering the hall with stairs rising to the first floor. A door leads in to the kitchen/breakfast room with a pleasant outlook to the front and plenty of kitchen units, a tiled floor and a larder cupboard. The sitting room has a beautifully carved fireplace with woodburning stove and is open to the dining room with space for a large table and a sofa and with doors on to the gardens. To the other side of the kitchen there is a generous study or work from home office with a large airing cupboard/storage. To the rear of the house there is a shower room/cloakroom. There is also a boot/utility room with a door to the garden.

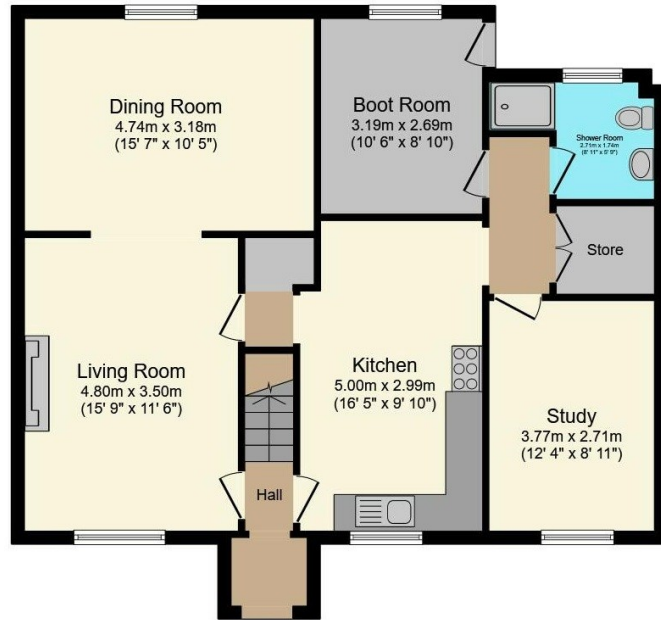
On the first floor, the light landing has views to the rear and gives access to three double bedrooms to the front of the house, with a single bedroom and a large family bathroom to the rear.

OUTSIDE

The house is set back from the village road in an elevated position with a large front garden with shrubs and borders. A wide path to the side of the house leads in to a generous back garden which is mainly laid to lawn. The garden enjoys good privacy and backs onto fields.

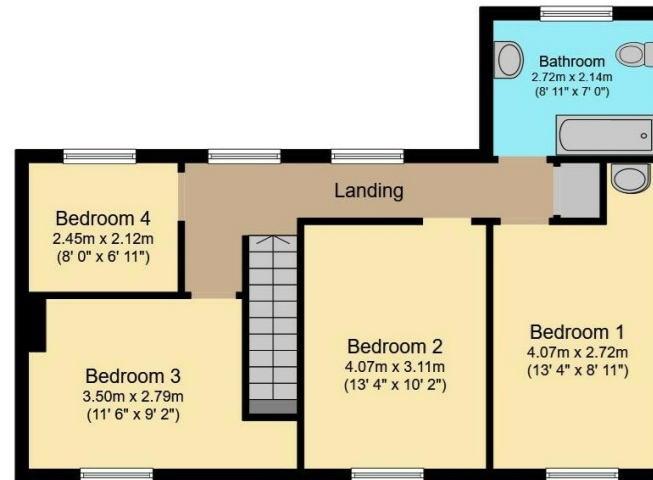
SERVICES

All mains services connected. Council tax; Band D.



Ground Floor

Floor area 84.9 sq.m. (913 sq.ft.) approx



First Floor

Floor area 57.9 sq.m. (623 sq.ft.) approx

Total floor area 142.8 sq.m. (1,537 sq.ft.) approx

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		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

BREARLEY & RICH
ESTATE AGENTS