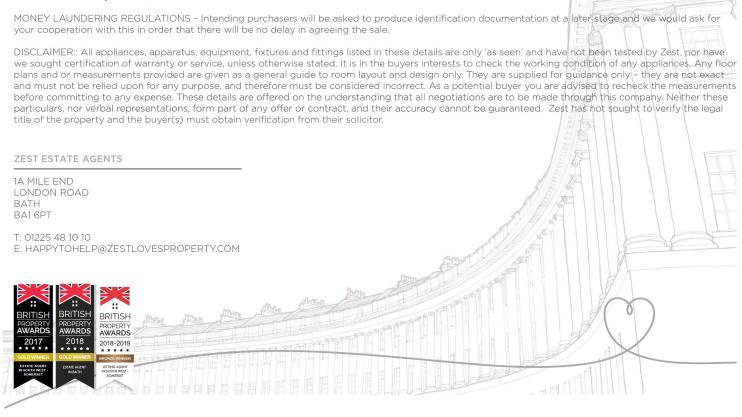


VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided, All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.





HOME BARNS, MARSHFIELD SN14 8JN

2 BEDROOM HOUSE

- Two bedroom semi-detached property
- Private rear garden
- Gated community with no onward chain

OFFERS IN EXCESS OF £260,000

- Open plan living with well equipped kitchen and lounge
- Allocated parking for two cars and separate electric chargers available
- Leasehold, Council tax band C, EPC rating









DESCRIPTION

Upon entering the property on the ground floor, you are welcomed into a spacious hallway that leads to a modern kitchen, dining, and living area. French doors open onto a private patio and garden, perfect for outdoor relaxation. This level also features the second bedroom and a shower room. Upstairs on the first floor, you'll find the master bedroom, which boasts lovely views of the garden. The property comes with two allocated parking spaces within a gated communal entrance. Residents can enjoy access to stunning communal gardens with scenic rural views, as well as a bike and bin storage area. There's also a meeting room with a kitchenette and cloakroom, ideal for working from home. Additionally, two electric car chargers are available for use.

MARSHFIELD

Marshfield was a prosperous Cotswold wool town and the high street is very picturesque with seventeenth, eighteenth and early nineteenth century homes. There are two very well regarded pubs in the High Street, the Catherine Wheel, and the Lord Nelson Inn and the pretty Sweetapples tea shop is worth a visit. There is also an interiors shop, Vintage and Brown, butcher, post office, general shop and primary school.

Marshfield offers very good access to the M4 and is located approximately 10 miles away from Chippenham railway station, which gives you access to London Paddington within 1 hour and 14 minutes. The World Heritage City of Bath is just 6 miles away also giving you access to wider selection of schools.

TENUR

Leasehold 999 lease - 982 years remaining Management charge - £392.02 per quarter (includes insurance) Home Barns Management Company Ltd Subject to change

