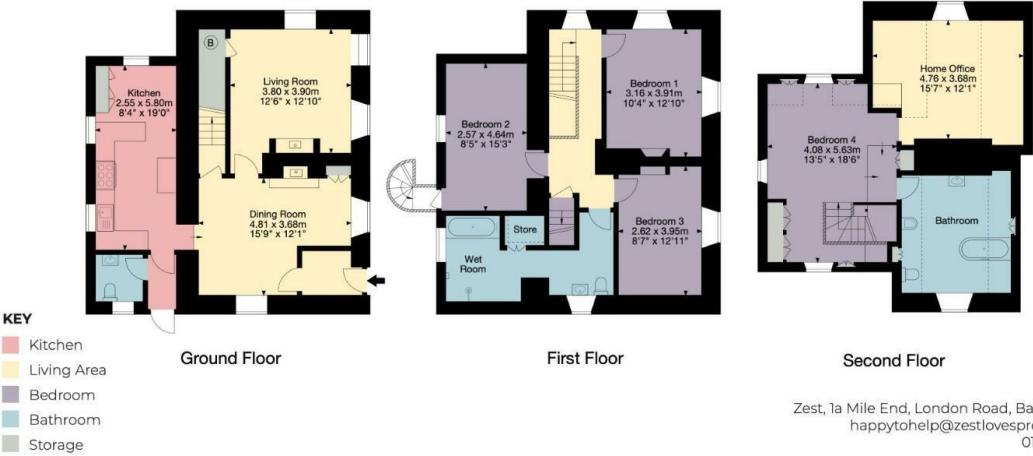
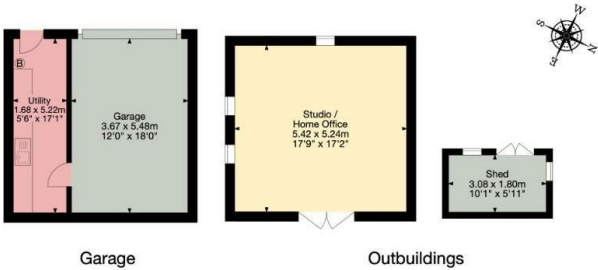


Avalon, 8 Weir Lane, Marshfield SN14 8NB
Gross Internal Area (Approx.)
Main House = 1991 sq ft - 185 sq m
Outbuildings = 355 sq ft - 33 sq m
Garage = 322 sq ft - 30 sq m
Total Area = 2,668 sq ft - 248 sq m



Zest, 1a Mile End, London Road, Bath, BA1 6PT
happytohelp@zestlovesproperty.com
01225 481010

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.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

ZEST ESTATE AGENTS

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BA1 6PT

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WEIR LANE, MARSHFIELD SN14 8NB 4 BEDROOM HOUSE

GUIDE PRICE £950,000

- A beautifully presented detached family home, overlooking open countryside
- Principal bedroom with stunning ensuite bathroom, three further double bedrooms, wet room
- Detached stone built outbuilding comprising a garage, utliity and large studio/home office
- Kitchen/breakfast room, dining room, dual aspect sitting room
- Home office, cloakroom, driveway providing off road parking
- Freehold, EPC rating D, Council tax band E



DESCRIPTION

Avalon is an exquisite family home, thoughtfully designed and beautifully presented, nestled in the picturesque Cotswold village of Marshfield. Overlooking serene open fields, this detached stone property boasts elegant accommodation spread across three levels. As you step inside, you're greeted by a warm and inviting dining room, featuring a charming gas fireplace with a log-burning effect. This space seamlessly connects to a recently renovated kitchen/breakfast room, complete with access to a convenient downstairs cloakroom. The ground floor also showcases a dual-aspect living room, highlighted by an exposed stone fireplace with a gas stove, perfect for cozy evenings. On the first floor, you'll find three spacious double bedrooms and a generous wet room. Ascend to the upper level, where the stunning accommodation features vaulted ceilings and exposed beams. The principal bedroom is a true retreat, boasting an impressive luxury ensuite bathroom. An adjoining home office offers breathtaking views of the surrounding countryside. Externally, the property features a driveway providing off-road parking for up to three vehicles,

leading to a substantial detached building. Currently serving as a garage, utility room, and a large studio/home office. Avalon is set within beautifully landscaped gardens, rich with mature plants, trees, and shrubs. The patio area is perfect for barbecues and family gatherings, complemented by an outbuilding.

LOCATION

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, 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.

