



**4 SOUTHFIELD
WEST OVERTON, MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

4 SOUTHFIELD, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4HE

Marlborough 4 miles. M4 (Junction 14) 9 miles. Rail link to London Paddington from Great Bedwyn or Pewsey.

*** Porch * Hallway * Sitting room * Family Room including dining and study area * Kitchen with utility area * 4 bedrooms including large, triple aspect master bedroom with generous en-suite * Family bathroom * Allocated parking with potential to erect a garage ***

A four bedroom extended property in a quiet location within this pretty village.

The property feels warm and welcoming and offers spacious accommodation, including 2 large reception rooms and large master bedroom. Pretty wrap-around private gardens.



WEST OVERTON

A picturesque village on the River Kennet, situated within the Wessex Downs Area of Outstanding Natural Beauty, just 3 miles from the ancient stone circle of Avebury and with the Roman Ridgeway path passing nearby. Just four miles away is the thriving historic market town of Marlborough with its pubs, restaurants, leisure centre, golf club, new boutique-style cinema and variety of independent retailers. The village is set in glorious countryside with West Woods to the rear – well-known for its bluebells. Close to the ancient Savernake Forest and Kennet and Avon canal.

Within the catchment area of the much sought-after St John's Academy, rated Outstanding by OFSTED and the historic Marlborough College. Primary school-age children attend Kennet Valley School – rated Good.



THE PROPERTY

With four bedrooms, this extended end terrace has been a much-loved family home. Situated away from the roadside. Solid oak doors throughout. The hallway leads left into a spacious sitting room with windows to the front and side as well as a patio door to the side garden. There is a brick chimney breast with an open fire. To the right of the hall is a fabulous 'L shaped' open plan family room with dining area and archway leading to a study area. The kitchen has been extended and opens onto a utility area that has a door to the rear garden.

On the first floor there are four bedrooms, including a large master bedroom with triple aspect windows and generous en-suite shower room including handbasin and wc. Off the landing is a family bathroom with a white suite that includes an over-bath shower and also has underfloor heating.

Ownership includes a parking space nearby with the potential to build a garage if desired.

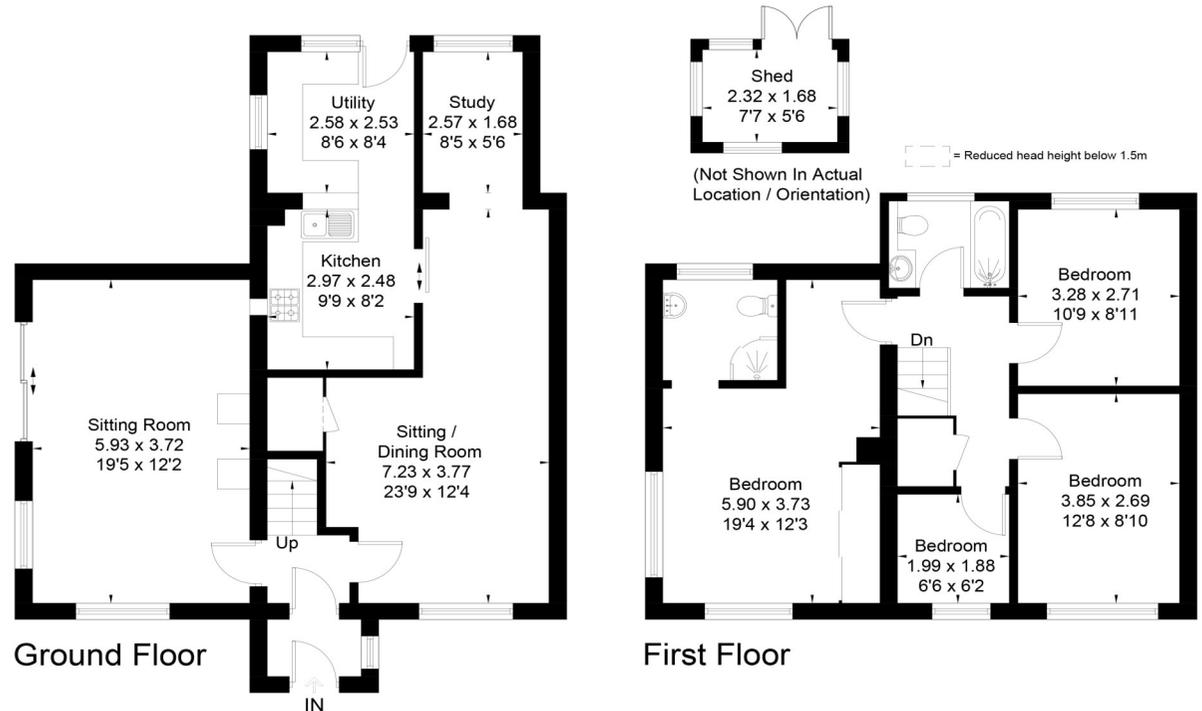
GARDEN

The neatly kept pretty and private gardens wrap around from the front to the side and then to the rear. An attractive sarsen boulder wall surrounds the rear and side gardens. Gardens are mainly laid to lawn with mature trees, hedging and shrubs.

SERVICES

Oil fired central heating. Mains water, drainage and electricity. A modern, fuel-efficient Grant boiler has been installed in recent years, as well as a new immersion heater and oil tank. Council tax band: C - £1,788.71. EPC rating: D. Tenure: Freehold .

Approximate Floor Area = 132.9 sq m / 1430 sq ft
(Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #72196

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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