



6 ST. NICHOLAS YARD
FYFIELD, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

6 ST. NICHOLAS YARD, FYFIELD, MARLBOROUGH, WILTSHIRE, SN8 1PP

Trains run from Pewsey or Swindon to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes. M4 J15 Approx 11 miles.

A unique and spacious individual character property in a courtyard setting offering light and airy accommodation with excellent access to stunning countryside.
This charming house offers three double bedrooms and a vaulted live in kitchen/dining room.

- * Excellent rural/village location * Sitting room * Part vaulted kitchen/dining room with sitting area and wood burner
- * 3 double bedrooms * 2 En-suite bath/shower rooms * Cloakroom * Study/occasional bedroom 4 with shower room and separate cloakroom
- * Utility room * Store * Split level courtyard garden * Car port and parking * Visitor parking *



FYFIELD AND MARLBOROUGH

This pretty village is located approximately 3 miles from Marlborough and has a notable 13th Century church. A petrol station with convenience store is approximately 0.2 miles away on the A4. The village is also located approximately 0.5 miles from the pretty village of Lockeridge, which has a good rated primary school, public house and village hall and can be reached via a footpath at the end of the lane.

Nearby 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 a leisure centre and cinema. 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. The town is surrounded by glorious ancient and protected countryside including Savernake forest. Local schools include: St John's Academy, Marlborough College, St. Francis and Pinewood Prep, Dauntsey's and St Mary's Calne.



THE PROPERTY

Converted in 1988 from a range of farm buildings around a central courtyard, 6 St. Nicholas Yard offers a rare opportunity to purchase a comfortably modern character property offering versatile accommodation with interesting features throughout. The ground floor offers wonderful entertaining spaces with a part vaulted kitchen/dining area offering a lovely light feel and benefitting from a modern wood burning stove. Double doors from here lead in to the well proportions sitting room which has doors opening on to the garden. At the other end of the kitchen there is a ground floor bedroom with en suite and a useful utility room and separate walk in storage cupboard. The property benefits from two staircases leading up to separate bedrooms providing idea accommodation for guests or older children. The North staircase leads to a generous double bedroom with a round window, a cloakroom and a study or occasional bedroom 4 with shower. The south staircase leads to a double bedroom with a wall of fitted wardrobes and an en suite shower room with twin sinks.

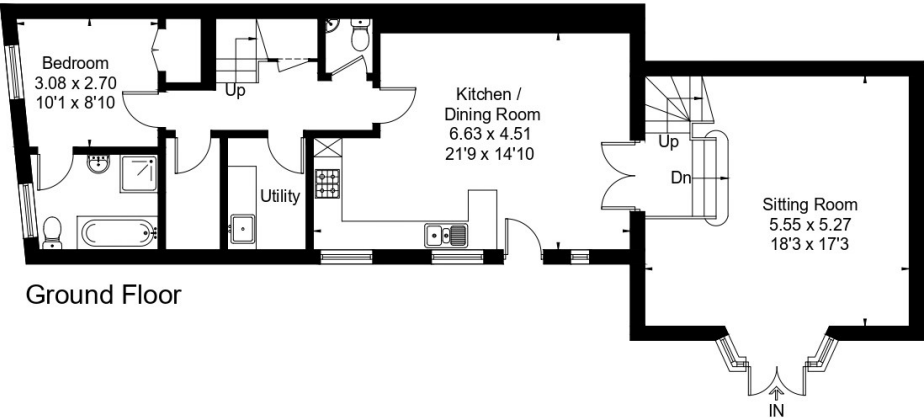
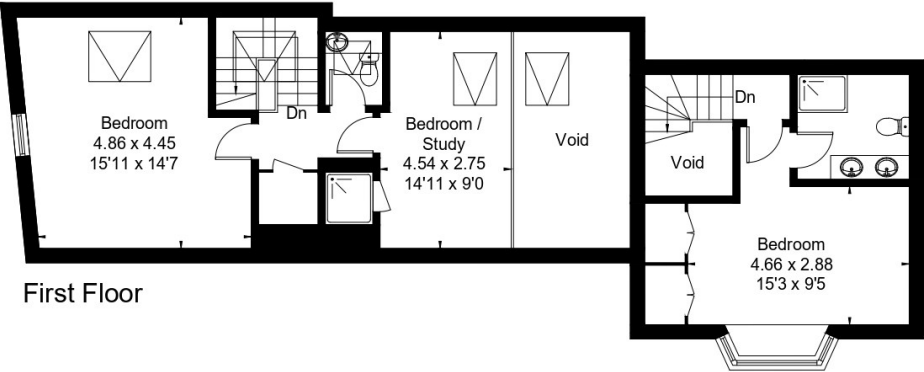
OUTSIDE

To the front of the property there is a split level garden with two separate private seating areas. There is parking for two cars, one within a carport (second from left, with space for storage at the end), with one space behind. There are additional visitors parking spaces.

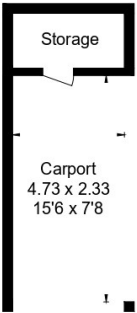
SERVICES

Mains water, electricity and drainage. Electric heating via storage or panel heaters with underfloor heating in kitchen. Tenure: Freehold. Garden maintenance approximately £36/quarter agreed with other owners at St. Nicholas Yard.

Approximate Floor Area = 164.8 sq m / 1774 sq ft
 Outbuilding = 2.7 sq m / 29 sq ft
 Total = 167.5 sq m / 1803 sq ft
 (Excluding Void / Carport)



[] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



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 #110701

01672 514820
www.brearleyandrich.co.uk
 1 London Road, Marlborough, Wiltshire,
 SN8 1PH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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