

7 Newtons Walk

Baydon, Marlborough, Wiltshire, SN8 2FF

marc allen





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Guide £645,000

A beautifully presented four bedroom detached house that has been considerably improved to create an extremely comfortable home.

Description

The accommodation includes a hall with oak finish flooring and a useful downstairs cloakroom. The nicely proportioned sitting room has a bay window and there is a seperate study. The kitchen/dining room is fabulous, having been refitted with a tasteful range of 'Neptune' painted finish units with integrated appliances, larder cupboard and marble work surfaces. There is ample space for a table and double doors open into the garden room. This is a valuable and enjoyable extension to the living space with doors to the garden. There is also a seperate utility room with a door to the outside, so ideal for muddy boots, the dog etc. The stairs rise from the hall to a good sized landing which leads to the four bedrooms. The main bedroom has built in wardrobes and a nicely fitted en suite shower room. The remaining bedrooms are served by a full family bathroom and that includes a seperate shower enclosure. Outside there is a garage to the side and a driveway for off road parking. The enclosed rear garden has an emphasis on ease of maintenance, with borders, various seating areas, side access and a door into the garage for convenience.

Baydon

Baydon is a village situated close to Aldbourne and Lambourn on the edge of the Downs. It has a well respected primary school and is in the St John's catchment area. There is a church and a local shop. There is a bus service to Swindon and the M4 motorway can be accessed at junctions 14 or 15. The railway station at Hungerford has a train service to Newbury, Reading and London (Paddington).

Directions

From our office turn right down the High Street, right at The Bear Hotel and at the second roundabout turn left signposted M4. Pass under the motorway, continue straight ahead and take the first left turn signposted Baydon. On reaching the village, turn left onto Aldbourne Road and then take the third right into Newtons Walk and No.7 will be found along on the left hand side.

- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Kitchen/Dining Room
- Garden Room
- Utility Room
- Four Bedrooms
- En Suite Shower Room
- Bathroom with a Seperate Shower
- Garage
- Double Length Driveway
- Enclosed Garden
- Gas to Radiator Heating
- Double Glazing

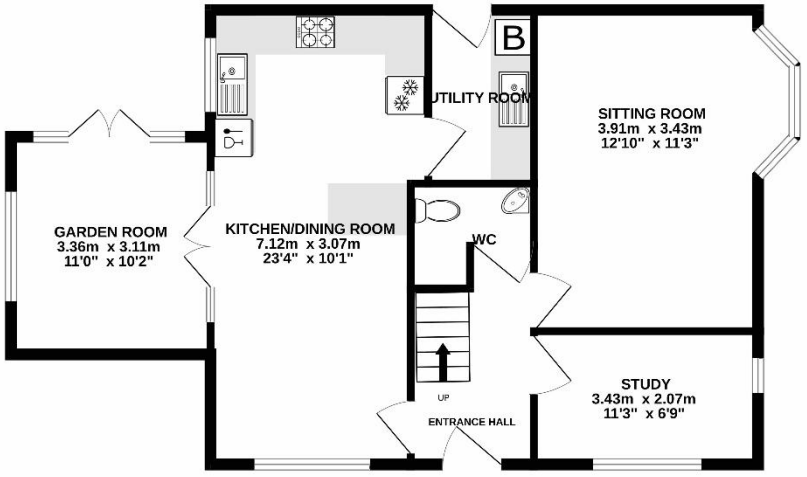


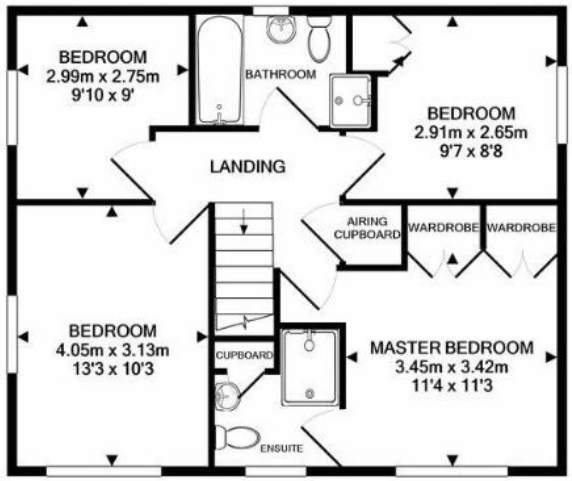












1ST FLOOR

7 NEWTONS WALK BAYDON SN8 2FF
TOTAL APPROX. FLOOR AREA 135.0 SQ.M. (1453 SQ.FT.)
Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.
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To view this property call Marc Allen Estate Agents on 01488 685353

Porch
Door to:

Entrance Hall
Oak finish flooring. Stairs to first floor. Radiator.

Cloakroom
A white suite comprising wash hand basin and wc. Chrome finish heated towel rail. Oak finish flooring. Extractor fan.

Sitting Room
Two radiators. Bay window. Tv aerial point.

Study

Kitchen/Dining Room
Fitted with a range of fabulous 'Neptune' painted finish wall and base units with marble work surfaces over and upstands. Larder cupboard. Integrated Miele dishwasher, Neff fridge and freezer, Neff electric oven and ceramic induction hob. Belfast style sink unit with a water softener and filter tap. Open shelving and decorative canopy. Tiled floor. Radiator. Doors to the:

Garden Room
With a further range of wall and base units, work surfaces over and tiling. 'Franke' sink with a mixer tap. Plumbing for automatic washing machine. Appliance space. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator. Tiled floor. Door to garden.

Staircase gives access to landing
Radiator. Access to loft. Airing cupboard housing hot water tank and immersion heater.

Bedroom 1
Two sets of built in wardrobes. Radiator.

En Suite Shower Room
Nicely fitted to include a generous shower enclosure, wash hand basin and wc. Tiled floor and surrounds. Chrome finish heated towel rail. Built in cupboard. Extractor fan.

Bedroom 2
A lovely dual aspect room. Radiator.

Bedroom 3
Built in wardrobe. Radiator.

Bedroom 4
Radiator.

Bathroom
A white suite comprising panelled bath with a shower attachment, wash hand basin and wc. Separate shower enclosure. Tiled floor and surrounds. Chrome finish heated towel rail. Extractor fan.

Garage
To the side with a wooden up and over door. Light and power. Personal door to the side. Part boarded loft area.

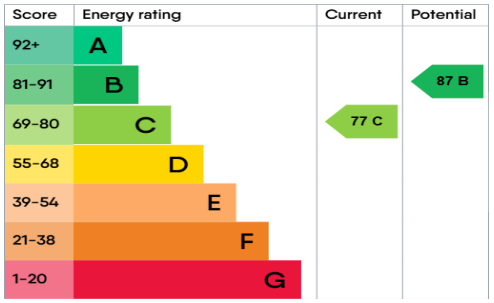
At the front of the property is
There is a double length driveway to the garage and well stocked border.

At the rear of the property is
A lovely enclosed garden with tastefully paved seating areas, gravel and a central circular paved feature. There are well stocked borders with a rose and clematis covered arch leading to a further area of garden. Gate to the side. Outside lighting and tap.









110 High Street, Hungerford, Berkshire RG17 0NB
Tel: 01488 685353
Fax: 01488 680844
Email: sales@marcallen.co.uk

marc allen

Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.