



# 3 Forge Cottages

Froxfield, Marlborough, Wiltshire, SN8 3LE

marc allen



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Guide £395,000

An attractive Neo-Georgian village house that has been considerably improved to create a very comfortable home.

### Description

The accommodation includes a separate entrance hall, a sitting room with a woodburning stove and an open plan dining area with doors to the garden. The kitchen has a range of Shaker style units with integrated appliances and solid wood worktops. Stair rise to the first floor where there are three bedrooms and a bathroom fitted in traditional white, which includes a separate shower enclosure. Outside there is a driveway and an integral garage with a roller shutter door. The rear garden is a particular feature and is certainly a gardener's garden. Directly to the rear of the house there is a covered seating area for entertaining with steps to the garden. This is incredibly well stocked with a wide range of plants providing good interest and structure to include a wildlife garden, an area for vegetables and a chicken run. There is a further paved terrace with a summerhouse, greenhouse and garden shed. A viewing is strongly advised to fully appreciate the charm and privacy within the garden.

### Froxfield

Froxfield is a pretty village approximately three miles from Hungerford on the Berkshire/Wiltshire border. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two

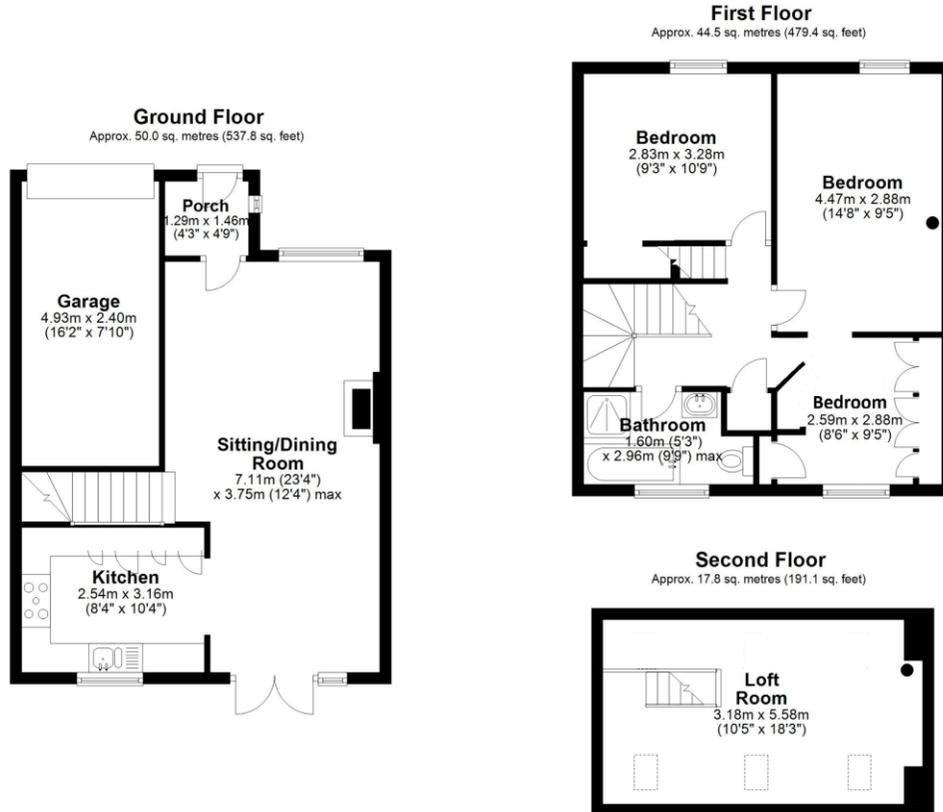
supermarkets, restaurants, banks and leisure activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

### Directions

From our office turn right down the High Street and left at The Bear Hotel. Continue for approx. 2 miles to Froxfield. On reaching the village, bear right just before the green and the property is on the right hand side.

- Entrance Hall
- Sitting Room/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Attic/Storage
- Driveway
- Garage
- Gardens





Total area: approx. 112.3 sq. metres (1208.3 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.  
Plan produced using PlanUp.



To view this property call Marc Allen Estate Agents on **01488 685353**

### Porch

Door to:

### Entrance Hall

Wood effect flooring.

### Sitting Room/Dining Room

23' 4" (7.11m) x 12' 3" (3.73m) narrowing to 9' 8" (2.95m) overall.

### Sitting Area

14' 5" (4.39m) x 12' 3" (3.73m). Woodburning stove with a hearth and exposed brick wall. Wood effect flooring. Radiator. Stairs to first floor.

### Dining Area

9' 8" (2.95m) x 8' 11" (2.72m). Wood effect flooring. Radiator. French doors to garden.

### Kitchen

9' 8" (2.95m) x 8' 10" (2.69m). Fitted with a range of Shaker style units with drawers and solid wood worktops over Single drainer sink unit with a mixer tap. Integrated fridge, freezer, dishwasher and washing machine. Range cooker with an extractor over and splashback. Tiled floor.

### Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater.

### Bedroom 1

14' 8" (4.47m) x 9' 5" (2.87m). Radiator. Opening to:-

### Bedroom 2

10' 8" (3.25m) x 9' 2" (2.79m). Storage recess. Radiator.

### Bedroom 3

9' 5" (2.87m) x 8' 5" (2.57m) Fitted wardrobes. Radiator.

### Bathroom

A white suite comprising panelled bath with a shower attachment, wash hand basin and w.c. Separate shower enclosure.

### Steps give access to:-

### Attic/Storage

17' 3" (5.26m) x 10' 5" (3.18m). A useful area with velux windows providing natural light.

### At the front of the property is

A flower and shrub border with a driveway to the garage.

### At the rear of the property is

A pleasant covered seating area with steps to an incredibly well stocked 'gardeners' garden planted to provide good structure, interest and privacy. There is a wildlife garden, an area for vegetables and chickens. A further terrace with a summerhouse provides the perfect place to relax and entertain. Garden shed and greenhouse.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

