



WOODSTOCK, EASTON ROYAL

**BREARLEY & RICH**  
ESTATE AGENTS



## **WOODSTOCK, EASTON ROYAL, PEWSEY, WILTSHIRE, SN9 5LS**

*Trains run from Pewsey, Great Bedwyn or Hungerford to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.  
M4 J15 Approximately 13 miles, M4 Junction 14, 14 miles.*

**Detached timber framed bungalow with outbuildings standing in a wonderful garden of approximately a quarter of an acre.  
The property offers generous accommodation with potential for updating or even replacement subject to the usual consents.**

- \* Conservatory \* Sun room \* Triple aspect sitting room \* Study \* Kitchen/breakfast room \* Utility room \*
- \* 4 bedrooms \* Family bathroom \* Shower room \* Driveway parking for several vehicles \* Garage \*
- \* Large garden with level lawn, summerhouse and greenhouse \* Further potential subject to permissions \*



### **EASTON ROYAL**

Easton Royal is a popular village surrounded by glorious countryside which is designated an area of outstanding natural beauty. While having the benefit of excellent country side on the doorstep, the village is only approximately 3 miles west of Pewsey, 7 miles south from Marlborough and 11 miles west of Hungerford.

The village has a highly regarded Primary School which is part of the Excalibur Academy Trust that includes St. Johns secondary school in Marlborough. The village also has a church, village hall and recreation ground. The nearby town of Pewsey has a railway station with a service to London Paddington in just over an hour. There is currently a twice daily bus to Marlborough and Pewsey.





### **THE PROPERTY**

This detached bungalow has been in the same ownership for over 30 years. The property is a timber framed bungalow with a shingle roof in the main, although an extension to the eastern side has a flat felt roof.

The property is positioned to make the most of its location with a sun room on the southern side overlooking the garden and enjoying the view. Behind this there is a kitchen/ breakfast room and a hallway leading to a triple aspect sitting room with open fire and beyond this two bedrooms. A good sized study/bedroom leads in to the conservatory which enjoys afternoon sun and views over the garden. There are a further two bedrooms accessed from a hallway off the kitchen and served by a family shower room. These light bedrooms have views over the garden and are served by a large family bathroom with roll top bath. There is also a separate utility room. The property offers excellent potential to update and adapt to individuals requirements and subject to permissions there may be potential to extend further or even replace the property.

### **OUTSIDE**

The property is approached over a no through road leading to the detached garage and with a five bar gate leading in to the drive. The plot is elevated and offers views to the south over the village road and recreation ground to the hills in the distance. A pathway leads to a large decked area in front of the sun room. Beyond here there is a lawn in front of a timber summer house. Beyond the summer house a grass path leads to a woodland garden with seating area. The garden is a delight with a huge variety of lovingly cared for and unusual trees and shrubs including betula, cornus, daphne, magnolias and prunus providing all year round colour and interest.

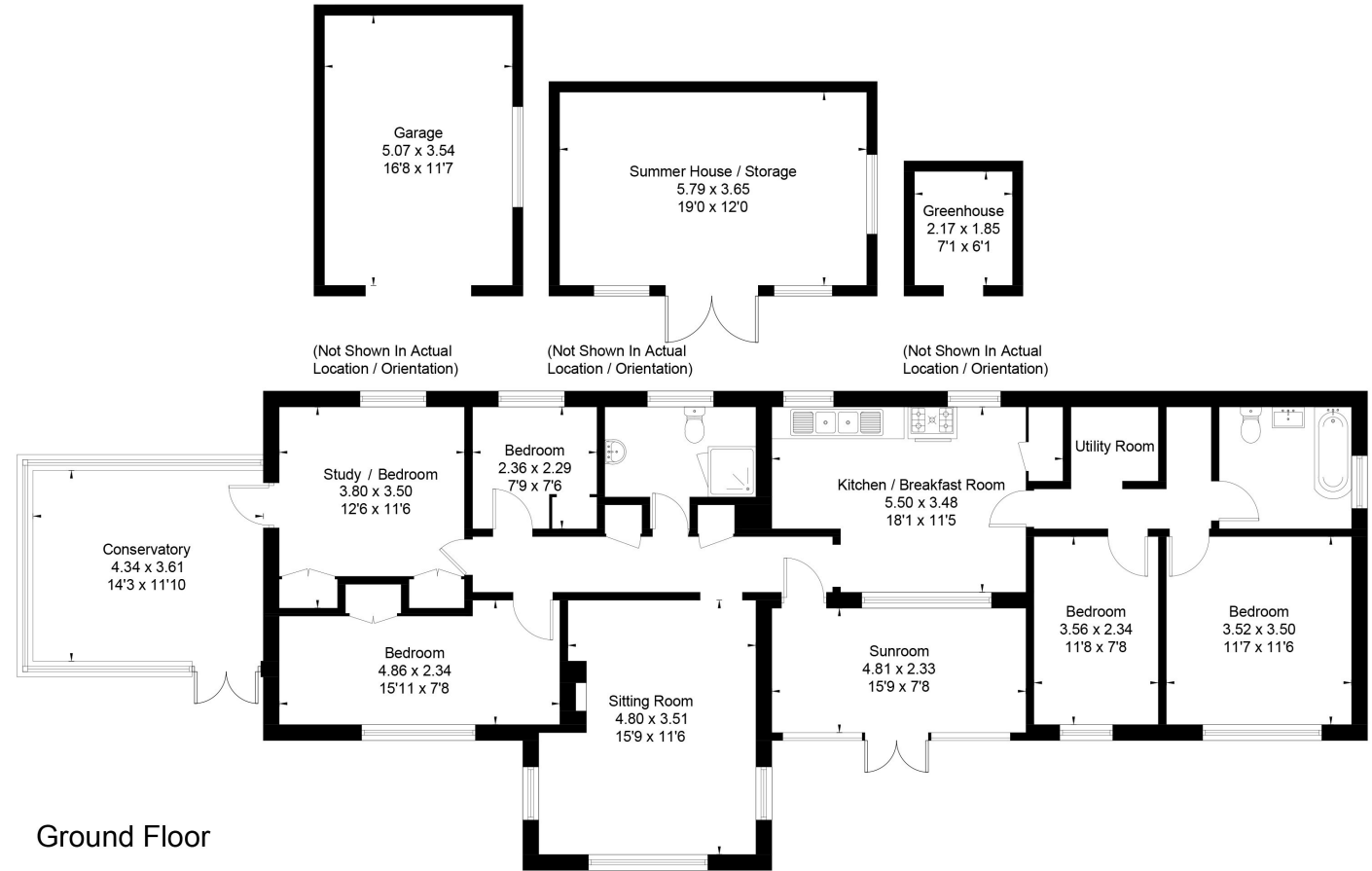
### **SERVICES**

Mains electricity, water and drainage. Oil fired central heating. Electric underfloor heating to bath and shower rooms. Broadband currently 70Mbps. Council tax Band E.





Approximate Floor Area = 149.2 sq m / 1606 sq ft  
Storage = 21.2 sq m / 228 sq ft  
Total = 170.4 sq m / 1834 sq ft (Excluding Open Area)



## Ground Floor



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 #81479

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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