



OWEN SOUND, PROSPECT  
PEWSEY

**BREARLEY & RICH**  
ESTATE AGENTS



## **OWEN SOUND, MARLBOROUGH ROAD, PROSPECT, PEWSEY, WILTSHIRE, SN9 5NT**

Marlborough 6 miles, Pewsey 1 mile. Rail link via Pewsey to London Paddington in approximately 1 hour.

**A spacious individual detached property offering a versatile layout, excellent reception rooms and a lovely south facing garden. The property is situated in a hamlet between Pewsey and Marlborough offering easy access to both centres and to local countryside.**

- \* Reception hall \* 23' Sitting room with dining area \* Conservatory/breakfast room \* Study \* Family room/bedroom 3 \* Kitchen \*  
\* 2/3 bedrooms \* 3 Bath/shower rooms (2 en suite) \* Large garage/workshop/utility \*
- \* Driveway parking \* Large timber shed/summerhouse \* Southerly facing gardens \* Plot of approximately 0.22 acres \*



### **PROSPECT & PEWSEY**

Prospect is a small hamlet situated between Marlborough and Pewsey. Just 1 mile to the south, nearby Pewsey has a good range of local amenities, including a supermarket and leisure centre and a train station with regular direct services to London Paddington and the South West. The historic market town of Marlborough provides further amenities including a twice weekly market, independent cinema and various pubs and restaurants. Access to the M4 is available at junction 15 about 13 miles away or junction 14 about 18 miles away. The Kennet and Avon canal runs close by and there is excellent walking, cycling and horse riding within the area.





### **The Property**

This well presented 3 bedroom, 3 bathroom property has been considerably updated, improved and extended by the current owners over the last 8 years. There may also still be potential for further extension in to the large loft space if required.

The front door opens on to a large reception hall perfect for welcoming guests and leading through double doors into the sitting/ dining room with log burner and doors to the garden. To the end of the hall there is a kitchen looking to the front of the house and fitted with modern units with space for a range style cooker. Beyond the kitchen there is a super triple aspect conservatory style breakfast room with plenty of space for a table and sofas. There is also a family room overlooking the garden and this could equally be a third bedroom using the modern shower room across the hall. The ground floor also offers an ensuite bedroom with built in wardrobes and a full bathroom.

Stairs from the hall lead up to a landing leading to a double bedroom with a en suite shower room and a study. There is also easy access in to the loft space from this landing.

### **Outside**

The well maintained and landscaped southerly facing garden has a private terrace seating area with doors from the conservatory or sitting room. To one side there is a large covered pond and beyond there is a level lawn with mature borders and a path leading to the end of the garden where there is a further paved seating area in front of the large shed/potential summerhouse (insulated and with lighting and power). To the side of the house there is an excellent large garage with utility/workshop area and doors into the hall or to the back garden. To the front of the house there is ample parking with a lawn and trees to one side.



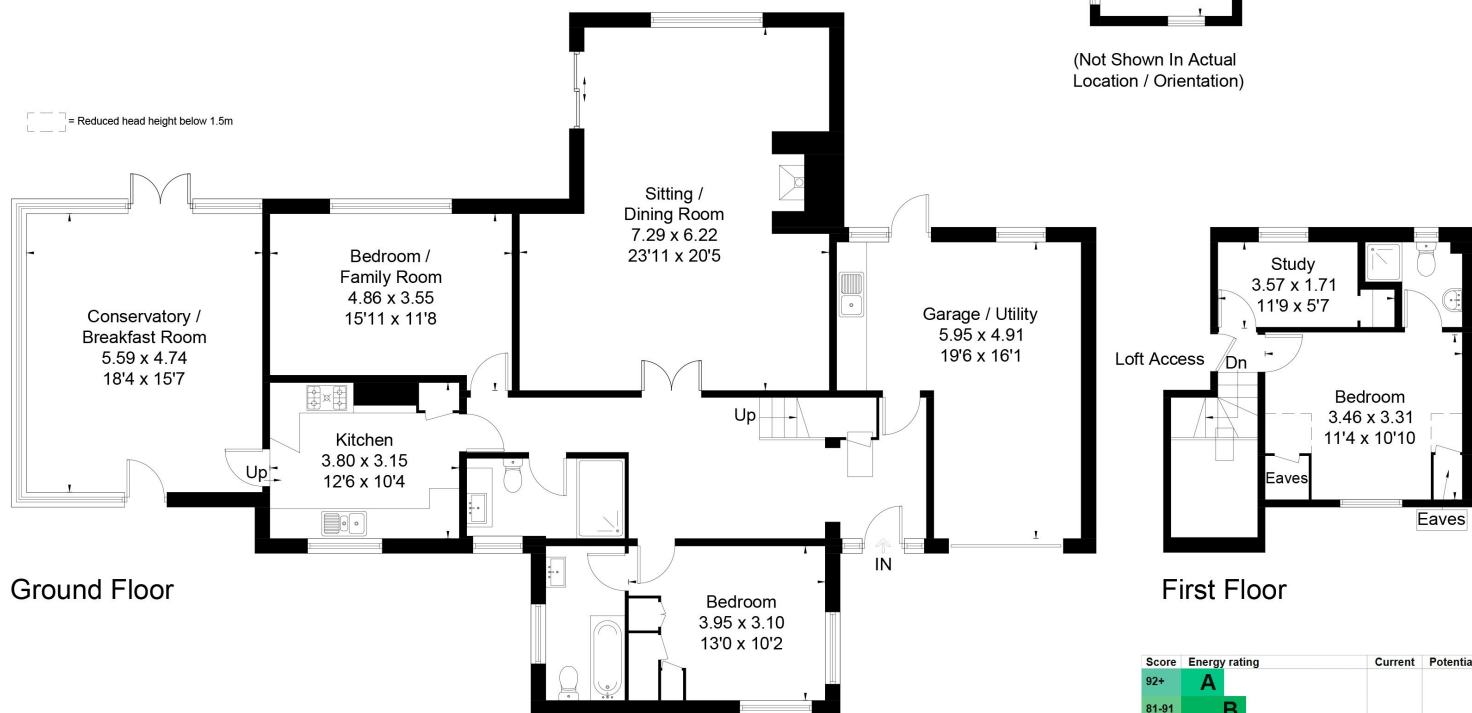
## Services

Mains Water, Electricity and Drainage. Modern Wi-Fi controlled electric radiator heating. PV solar panels to roof (owned by the property). Provision made for EV charging point. Broadband currently 45Mb. Council tax Band D. Please note that 1.5 external walls of the original bungalow are of non standard Woolaway construction.

Approximate Floor Area = 196.4 sq m / 2114 sq ft

Garden Room / Shed = 10.2 sq m / 110 sq ft

Total = 206.6 sq m / 2224 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)

1 London Road,  
Marlborough, Wiltshire, SN8 1PH

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