



1 FORGE CLOSE
MILTON LILBOURNE

BREARLEY & RICH
ESTATE AGENTS

1 Forge Close, Milton Lilbourne, Wiltshire, SN9 5LH

M4 (Junction 14) Approximately 18 miles; Marlborough 7 miles; Rail link to London Paddington from Pewsey (2 miles) in approximately 1 hour.

Stylishly modernised semi-detached property located in a small cul-de sac on the fringe of this beautiful village. The property is within a short distance of Pewsey with its many shops and amenities and rail link to London Paddington.

* Village location * Entrance hall * Open plan kitchen/dining and family room * Utility room with cloakroom just off * Sitting room * Three bedrooms
* Family Bathroom * Pretty and private garden. * Ample parking * Double Glazed



Milton Lilbourne

This highly desirable and picturesque village designated as being in an area of outstanding natural beauty is on the eastern edge of the Vale of Pewsey. The village has a village hall and church and is located a short drive from Pewsey itself (approx. 2 miles) and which has many day-to-day, shops and conveniences. Marlborough is about 7 miles to the north and has a more comprehensive range of shops and amenities. The M4 motorway (J14) is about 18 miles. The area has plenty of bridleways, footpaths etc. and Savernake Forest and the Kennet and Avon canal are close by.



The Property

Although this is a modern property that has been recently refurbished with beautiful contemporary fittings, the property has an older characterful charm internally. As you enter the entrance hall there is a useful utility room and cloakroom. Back in the hall this leads to the stunning open plan kitchen and dining and snug room. This area is a superb social space that brings the whole family together. The kitchen is well appointed with plenty of storage and work surface. There are built-in Bosch appliances including a double oven/microwave, induction hob and wine cooler within a centre island. There is also a separate sitting room with a two way wood burner that also heats the dining area. On the first floor there are two generous double bedrooms and single third. The contemporary family bathroom has a fabulous period style claw foot bath and an over bath shower.

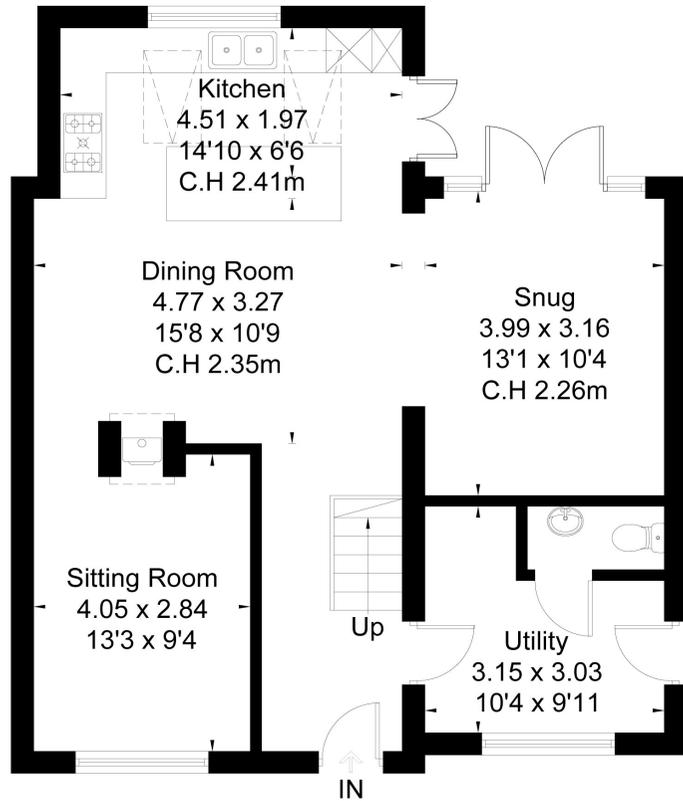
Outside

Doors lead from the kitchen or snug to the pretty westerly facing rear garden. The garden is laid to lawn and a patio terrace and benefits from views across fields to the rear. The front garden is part laid to lawn and is flanked by a footpath and a driveway. Parking is offered for at least three cars. There is also gated side access to the rear garden.

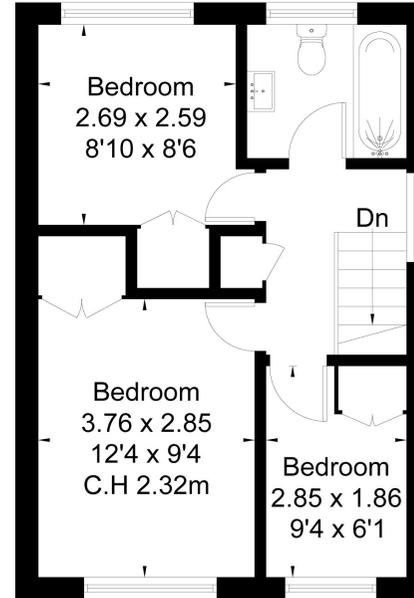
Services

Mains water and drainage. Oil fired central heating.

Approximate Floor Area = 107.7 sq m / 1159 sq ft



Ground Floor



First 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 #104422

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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