



2 THE ELMS, EAST KENNETT

BREARLEY & RICH
ESTATE AGENTS

2 The Elms, East Kennett, Marlborough, Wiltshire, SN8 4HA

**M4 (Junction 15) Approximately 13 miles. Marlborough 6 miles,
Rail link via Pewsey (8 miles), Great Bedwyn (12 miles) or Swindon (16 miles) to London Paddington**

A recently updated light and spacious three bedroom character home in the popular and pretty village of East Kennett.
The property benefits from a large plot with fabulous rural views and is surrounded by wonderful open countryside.

*** Entrance hall * Double aspect sitting room * Large kitchen/breakfast room * Three good sized bedrooms * Family bathroom* Utility room *
* Cloakroom * Driveway parking * Large garden—total plot 0.16 acres * Fantastic views * Recently updated ***



EAST KENNETT

The village is surrounded by the open rolling countryside of the Marlborough Downs which offers excellent opportunities for walking, cycling and riding. The Long Barrows of East and West Kennett are set on the edge of the village, with the World Heritage site comprising Avebury and Silbury Hill close by.

The popular market towns of Marlborough and Devizes are within easy reach providing an excellent range of day to day facilities. There is good local schooling in both the state and private sectors including a primary school in the village, St Johns secondary school in Marlborough, Marlborough College and St Francis Preparatory in Pewsey. The major commercial centres of Swindon, Salisbury and Newbury are within easy travelling distance.



THE PROPERTY

A modern front door leads in to a useful hall area with space for coats. To the left of the hall there is a double aspect and well proportioned living room. To the right of the hall there is an excellent kitchen/breakfast room fitted with a range of units and having space for a range style cooker and for a fridge/freezer. Beyond the kitchen there is an excellent utility/boot room offering access to the front of the house and the garden. Again fitted with a range of units, the utility room benefits from plenty of fitted storage and a cloakroom.

Upstairs a lovely landing leads to three good sized bedrooms which enjoy fantastic views to the front and rear. The main bedroom has a fitted double wardrobe. The modern family bathroom has a shower over the bath. There is a useful loft providing plenty of storage with a pull down ladder. While the property has been recently modernised there may still be further potential for extending, subject to consents.

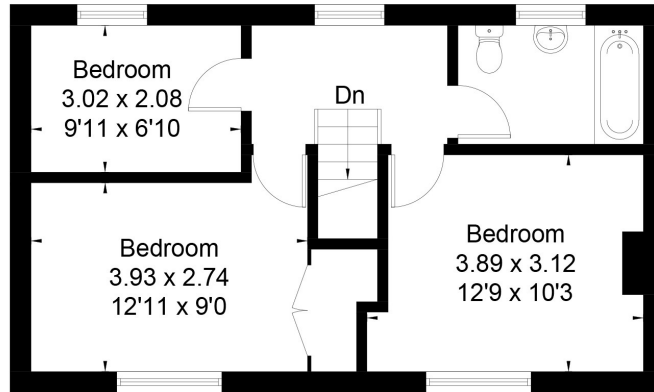
OUTSIDE

To the front there is a driveway providing parking for several vehicles and lawn. To the rear there is large garden offering plenty of space for entertaining. There are lovely views from the house to the front and rear.

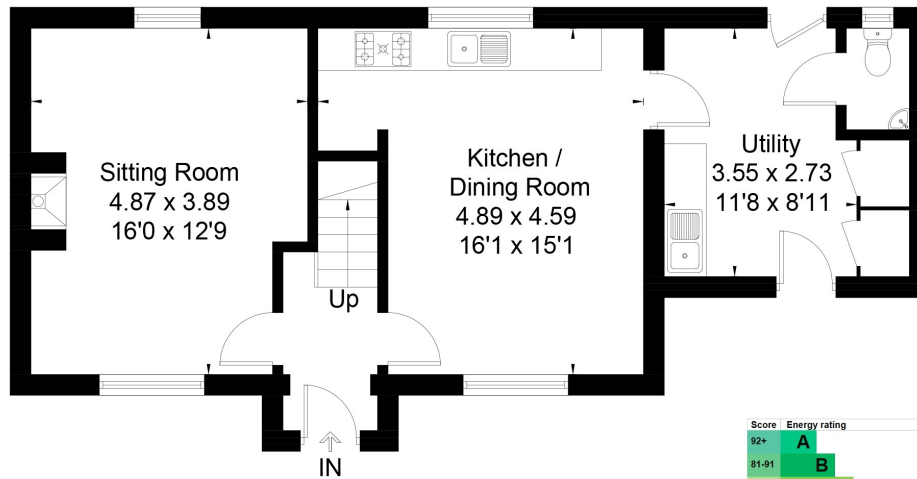
SERVICES

Mains water and electricity. Oil fired central heating. Mains drainage. **Council tax** band C **Tenure** Freehold.

Approximate Floor Area = 101.4 sq m / 1091 sq ft



First Floor



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 #106869

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	70 C
39-54	E		
21-38	F		
1-20	G		

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