



**FOREST VIEW, UPPER CHURCHFIELDS
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

FOREST VIEW, UPPER CHURCHFIELDS, MARLBOROUGH, WILTSHIRE, SN8 4AT

M4 (Junction 14) Approximately 13 miles. Rail link at Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

Detached individual bungalow offering a private location with views and easy access to Marlborough High Street. This much loved home offers a flexible layout with potential for extending or updating if required and subject to permissions. No onward chain.

* Entrance hall * Sitting room * Family room * Conservatory * Garden room * Kitchen/breakfast room * Three bedrooms *
* 2 bath/shower rooms * Large private gardens * Storage shed * Detached garage * Driveway parking *



MARLBOROUGH

Upper Churchfields is a no through road offering easy access in to the town via convenient foot paths and to local countryside including Savernake forest.

Marlborough High Street is approximately a fifteen minute walk from the property and is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Dan's and Pino's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy and St Mary's primary school both within ten minutes walk. There is also a local Tesco store within a five minute walk.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 and A303 give easy access to London and the West Country.



THE PROPERTY

Rarely available in Marlborough, an individual non estate bungalow in a quiet and private position towards the end of a private road. The property is well presented with a flexible layout offering further potential if required and subject to permissions. Internally the property offers three/four reception rooms, including a generous sitting room with bay window and study area, a modern conservatory with wonderful views over the garden and a family room directly off the kitchen/breakfast room. There are three double bedrooms, with the largest of these benefitting from a sun room off it. The kitchen itself provides plenty of space for a breakfast table and has plenty of fitted units. There is a bathroom and a separate shower room off the hall.

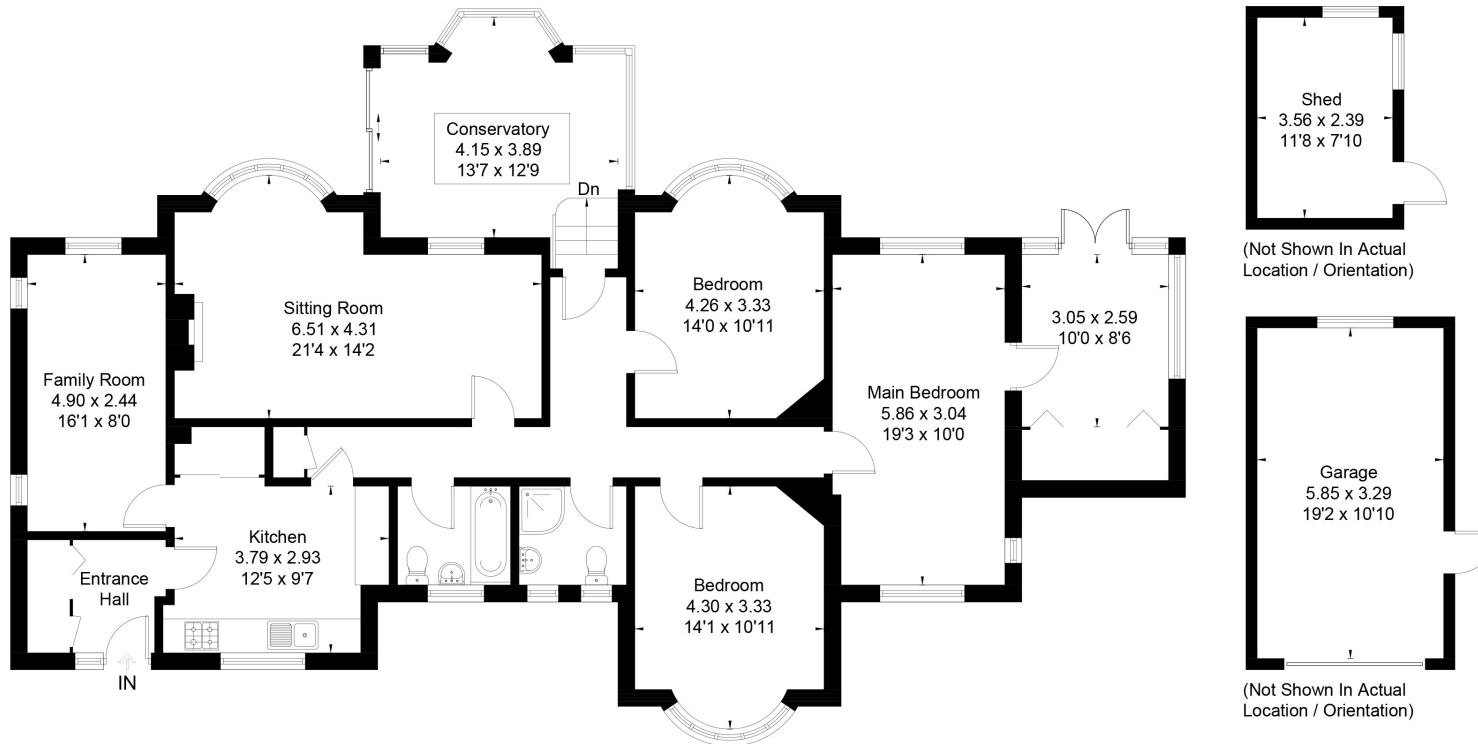
OUTSIDE

To the side of the property there is driveway parking for two vehicles in front of the detached garage. A gate leads in to the front garden which is laid to lawn and enclosed by mature shrubs. The large and private garden wraps around the property with a patio directly outside the house and a decorative pond. There is a vegetable area and a large timber storage shed.

SERVICES

All mains services connected. Council tax band: E

Approximate Floor Area = 151.3 sq m / 1629 sq ft
 Outbuilding = 19.3 sq m / 208 sq ft (Excluding Shed)
 Total = 170.6 sq m / 1837 sq ft



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 #114050

01672 514820
www.brearleyandrich.co.uk
 1 London Road,
 Marlborough, Wiltshire, SN8 1PH

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Score	Energy rating	Current	Potential
82+	A		
81-81	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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