



ROMAN WAY, ERMIN STREET,
BAYDON, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

Roman Way, Ermin Street, Baydon, Marlborough, Wiltshire, SN8 2JP

M4 (Junction 14) Approximately 6 miles; Rail link to London Paddington from Hungerford (9 miles) or Swindon (11 Miles) in approximately 1 hour.

Beautifully presented and extended family home offering light and spacious accommodation with excellent views. The property includes a large garden and excellent live in kitchen on the edge of the popular village of Baydon. An internal viewing is highly recommended.

* Edge of village location * Reception hall * Kitchen/dining room * Family room * 4 good bedrooms *
* Large family bathroom * Cloakroom * Gardens—plot of nearly a fifth of an acre * Views over fields * Parking *



Situation

The property is located on the edge of the sought after village of Baydon which is in the North Wessex Area of Outstanding Natural Beauty. The village occupies an elevated position with stunning views across to The Ridgeway and rolling Marlborough Downs. The area is renowned for its natural beauty, with access to many recreational activities including numerous golf courses, chalk stream fishing, walking and horse riding. It is close to a range of highly regarded state and private schools including Marlborough College, Pinewood and St John's Academy. It has excellent connections via the M4 and mainline train stations at Hungerford and Swindon. Baydon has a village shop/post office, a restaurant, a good primary school, a village hall and a church.

Nearby Aldbourne has a further facilities including a Co-Operative store, village pubs and café to name a few. The market towns of Hungerford and Marlborough are both close by and provide more extensive shopping with Newbury and Swindon also within easy reach.



The Property

Occupying a good size plot this substantial semi-detached property has been cleverly extended and is ideally suited to modern family living. Downstairs, the accommodation includes an amazing live in kitchen/dining room with space for a table and a separate seating area and with sliding doors on to the garden allowing good views. Adjacent to the kitchen is a separate family room with further doors to the garden. The separate sitting room has a wood burning stove and a further set of sliding doors on to the garden. The reception hall is of a good size and gives access to a downstairs cloakroom.

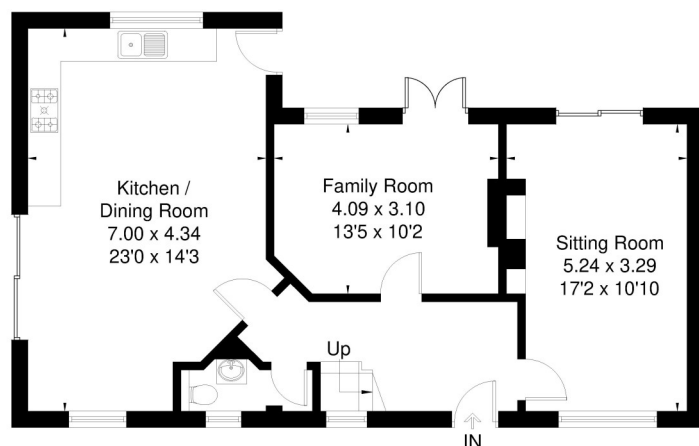
Upstairs the large landing gives access to all four good sized bedrooms. The main bedroom has a superb picture window to make the most of the view. There is a large modern family bathroom.

Outside

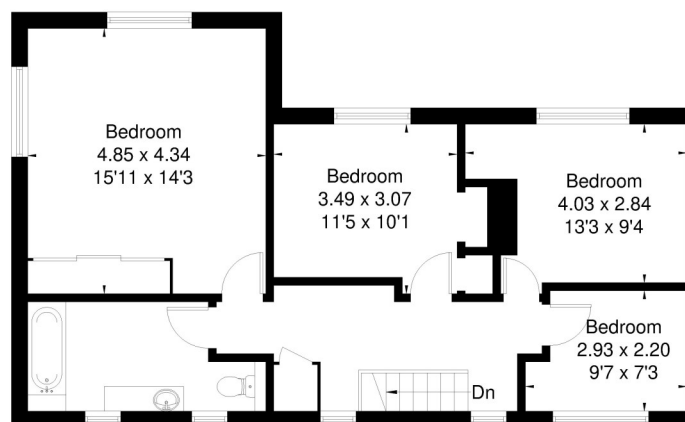
The property enjoys a superb westerly outlook over paddocks. To the front there is a driveway providing parking for 3-4 vehicles. To one side of the driveway there is a storage shed and courtyard area. A gate to the side of the house leads in to the large back garden with paved and decked seating area making the most of the view. There is a further area of garden to the rear which provides a wildlife garden.

Services All mains services connected. Council Tax; Band D.

Approximate Floor Area = 141.6 sq m / 1524 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 #67134

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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