



**THE PEARROC
CLENCH COMMON**

BREARLEY & RICH
ESTATE AGENTS

THE PEARROC, CLENCH COMMON, MARLBOROUGH, WILTSHIRE, SN8 4PB

Marlborough 3 Miles. Pewsey 4.4 miles

Train services to London Paddington and the west country from Pewsey or Swindon (approximately 15 miles).

Wonderful extended character property in a rural position not far from Marlborough.

The property offers extensive equestrian facilities, a self contained annexe, outbuildings, and generously proportioned reception rooms.

- * Reception hall * Large kitchen/dining room * Garden room * Sitting room * Snug * Office * 4 bedrooms * 4 bath/shower rooms * Utility/boot room *
- * Attached two bed annexe with sitting room, kitchen and shower room * Garage/office/workshop * Extensive parking *
- * 4 Stables plus Pony Stable/Feed room * Tack room * Barn * Workshop * Paddocks just over 7 acres, total plot 7.4 acres *



CLENCH COMMON

The rural hamlet of Clench Common can be found just to the south of Marlborough. The hamlet is in the Wessex Downs AONB and there is easy access to plenty of walks and riding.

MARLBOROUGH

The property is situated 3 miles from Marlborough, offering easy access in to town and to Savernake Forest. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre, Cinema and Golf Club provide excellent recreational facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



THE PROPERTY

Originally built in 1991, the current owners bought the property in 1998 and have extended and improved the property over the years. The main house provides an excellent kitchen/dining room with double doors leading directly in to a snug sitting room. A garden room stretches across the back of the house. Further reception rooms include a 31' sitting room, a dining room and an office. The first floor provides four bedrooms, the main bedroom having a balcony looking over the garden and paddocks. The main bedroom and Bedroom 2 are en-suite, while a family bathroom serves the remaining two bedrooms.

The annexe is self contained and provides a sitting room, kitchen, two bedrooms and a shower room.

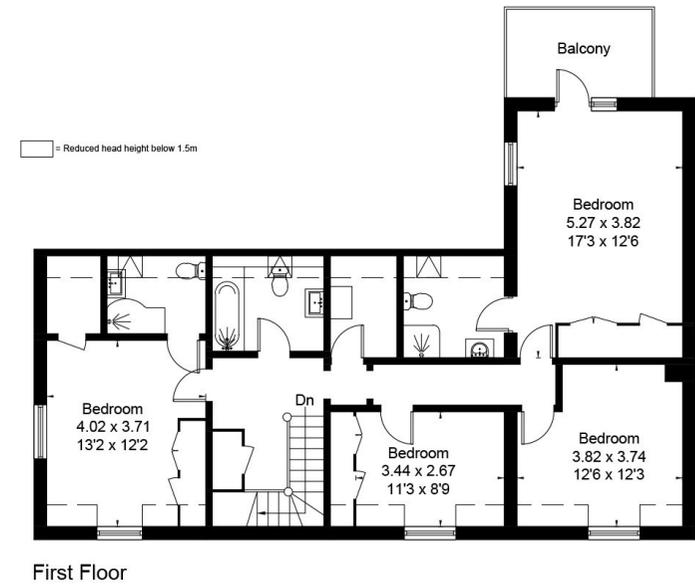
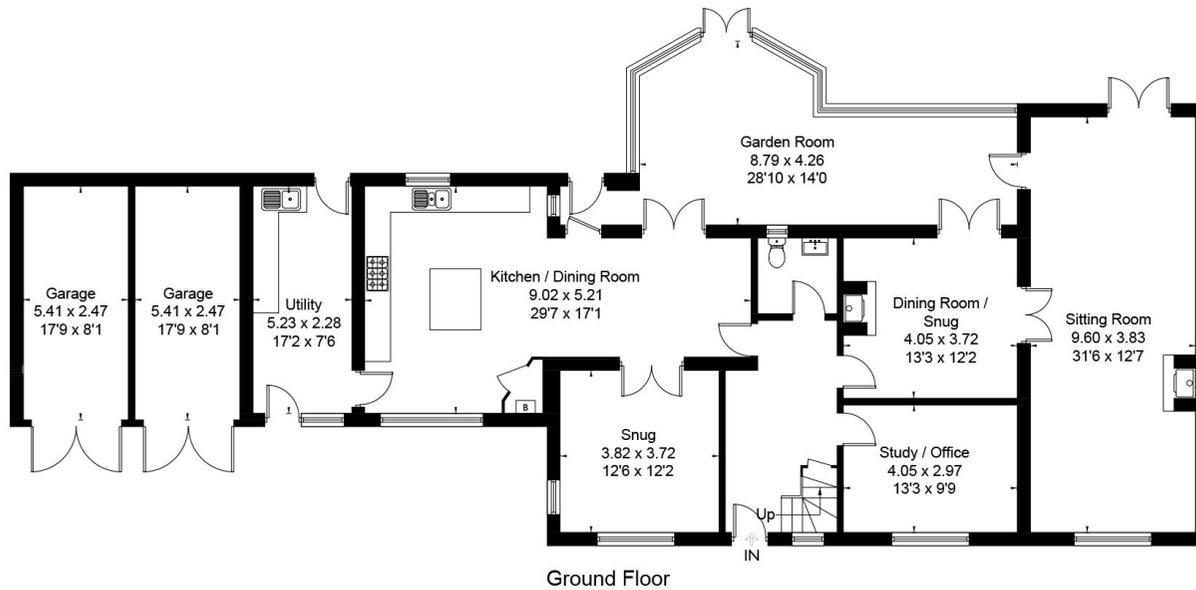
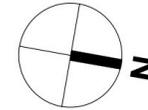
OUTSIDE

The property is approached from the lane through a five bar gate in to a generous parking and turning area in front of the house and garaging. A drive to the left of the house leads past the annexe in to the stable yard. The stable block has four stables, a tack room and a feed room and gives direct access to the paddocks, while there is also another access to the paddocks from the village lane. There is also a store and workshop.

SERVICES

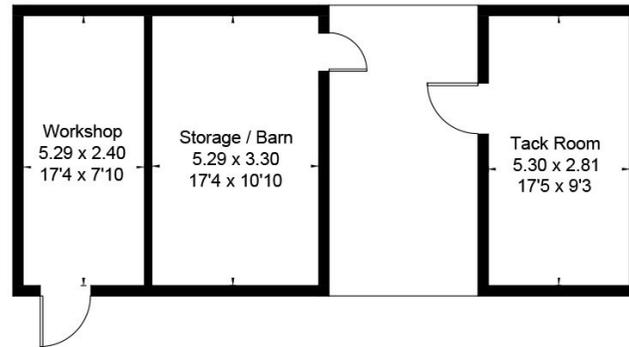
Mains electricity. Oil fired central heating. LPG for hob. Shared private water via borehole. Private drainage. We are advised of a current broadband speed of 67/68Mb.

Approximate Area = 290.3 sq m / 3125 sq ft
 Annexe = 80.5 sq m / 866 sq ft
 Outbuilding = 125.1 sq m / 1346 sq ft
 Total = 495.9 sq m / 5337 sq ft (Excluding Wood Store)
 Including Limited Use Area (21.7 sq m / 233 sq ft)

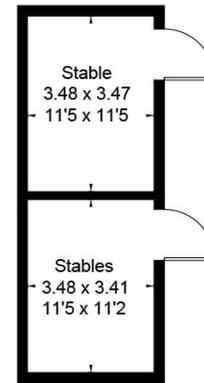


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 286205

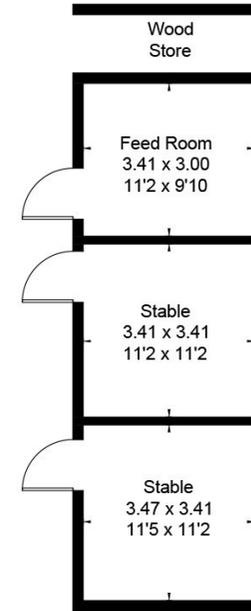
Stables and Outbuildings



(Not Shown In Actual Location / Orientation)

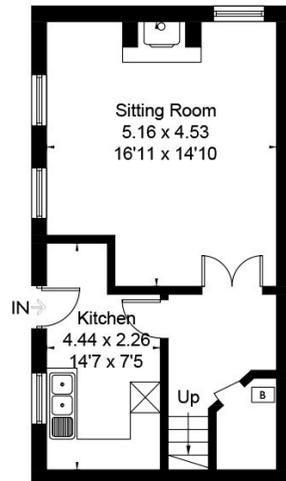


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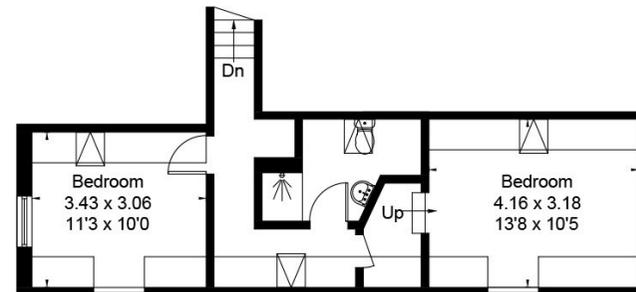
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Annexe

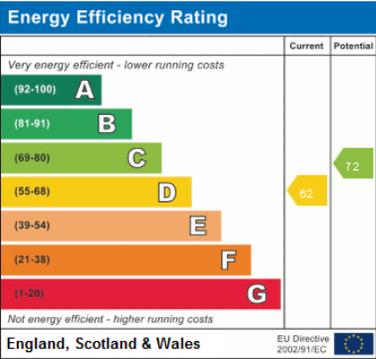


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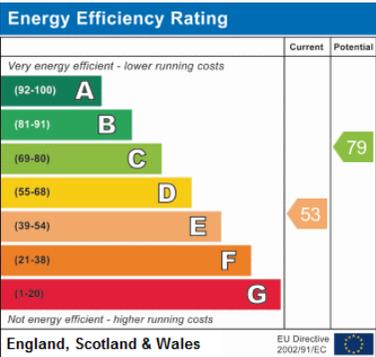
Ground Floor



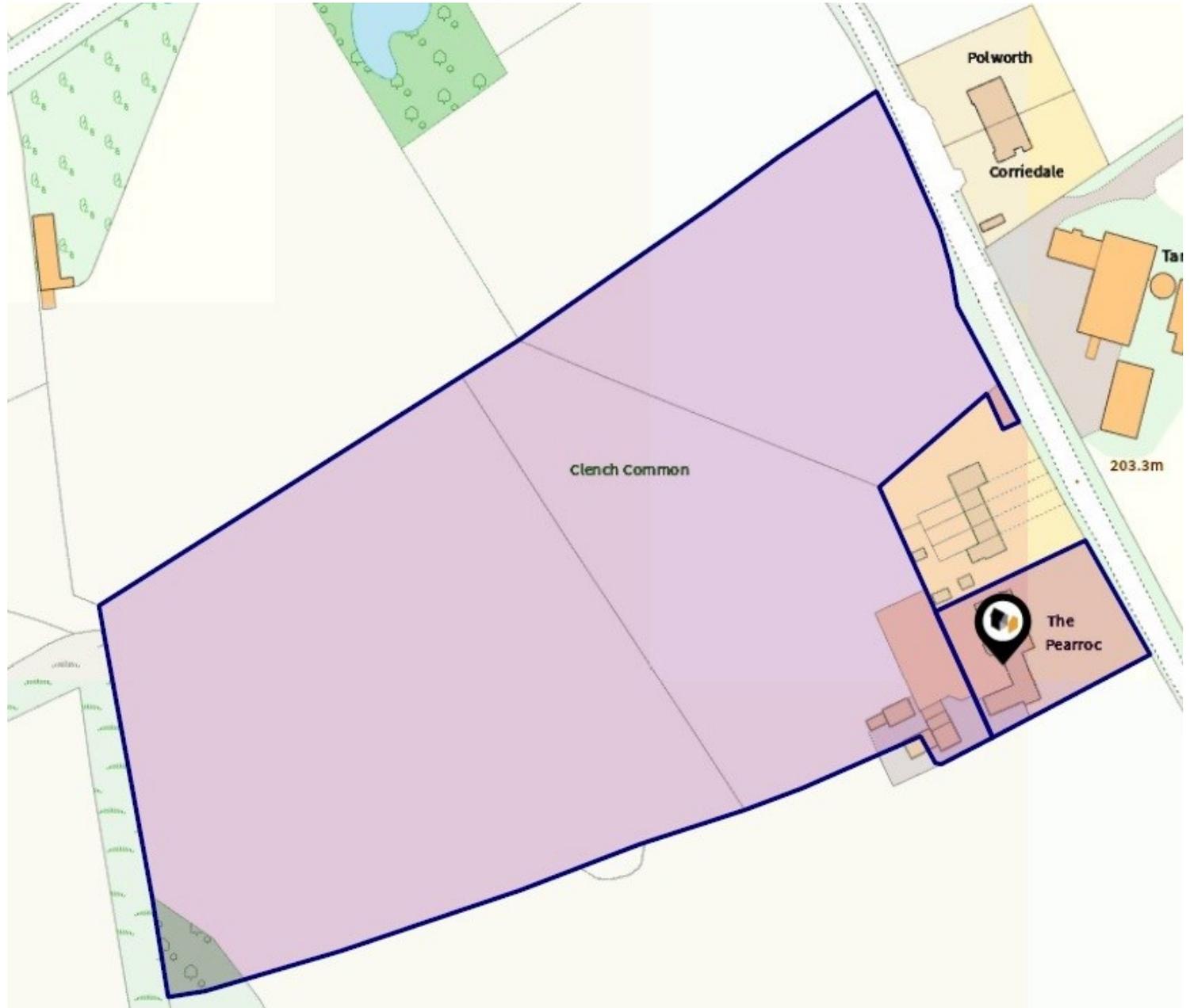
First Floor



The House



The Annexe



01672 514820

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

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