



**4 ROAD SIDE FARM
LITTLE SALISBURY**

BREARLEY & RICH
ESTATE AGENTS

4 ROAD SIDE FARM, LITTLE SALISBURY, PEWSEY, WILTSHIRE, SN9 5NB

*Trains run from Pewsey, Great Bedwyn or Hungerford to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.
M4 J15 Approximately 11 miles, M4 Junction 14, 13 miles.*

**A mid terraced 1 bedroom modern cottage in a rural position with a south facing garden.
Available to buy at 70% market value for 100% of the freehold under the Homes4Wiltshire scheme.**

* Kitchen * Sitting room * cloakroom * 1 bedroom * En-suite Bathroom*
* South facing garden * Parking in shared carport * Rural location *



Little Salisbury

The property is located in the hamlet of Little Salisbury, approximately 1.5 miles East of Pewsey and close to the villages of Easton Royal and Milton Lilbourne, both of which have lively communities, including a good academy primary school at Easton Royal which leads in to St. Johns Academy in Marlborough and a village hall with a range of activities in Milton Lilbourne. There is also a highly regarded farm shop in Milton Lilbourne.

Pewsey has many day-to-day shops and conveniences including a supermarket and leisure centre. The larger town of Marlborough is situated 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 offers plenty of opportunities for leisure and exploration with a number of bridleways and footpaths, Savernake Forest and the Kennet and Avon canal all close by.



THE PROPERTY

This modern mid terrace property offers an excellent opportunity for an owner occupier, situated in a lovely position in a rural hamlet between Milton Lilbourne and Pewsey with views over local countryside and easy access to local walks.

Downstairs the accommodation includes an open plan kitchen and sitting area with French doors on to the south facing garden. The kitchen is fitted with a range of wall and floor mounted units with built in oven and hob and space for a washing machine and fridge/freezer. There is a large under stair storage cupboard which also houses the hot water cylinder and boiler. To the front of the house there is a reception hall, off which there is a cloakroom.

Upstairs, the landing opens in to a large bedroom with window to the front and doors opening on to a Juliet balcony to the rear. The bedroom has an en-suite with a bath with shower over.

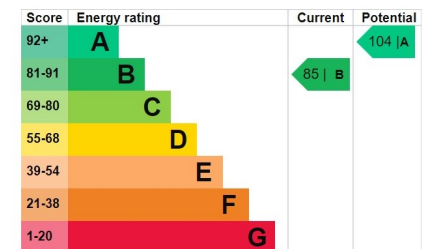
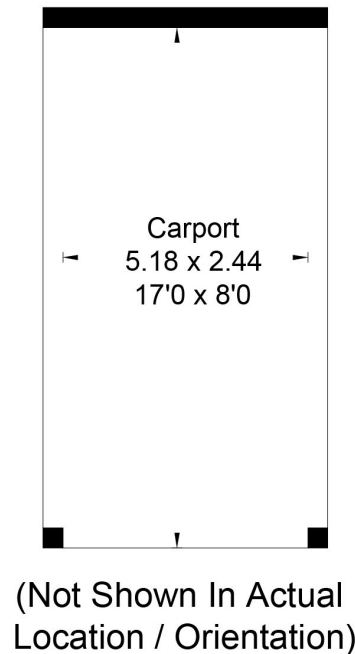
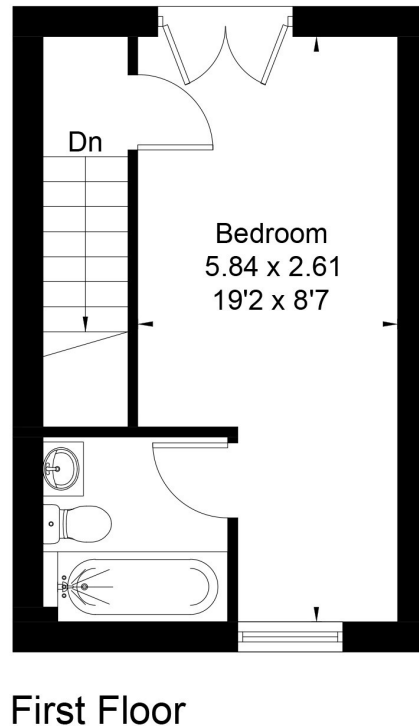
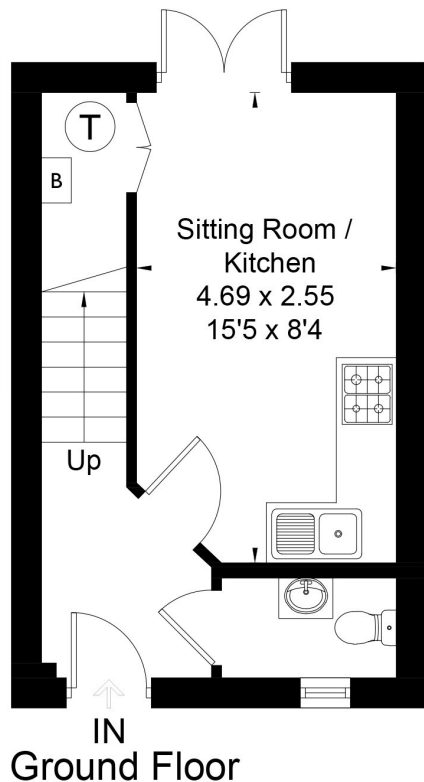
OUTSIDE

To the rear of the house there is a gravelled parking and turning area in front of the car port, where this property benefits from one allocated space. A gate leads in to the back garden which is laid to lawn. To the front of the house a path leads to the front door with a small cottage garden directly outside the house.

SERVICES

Mains electricity and water, central heating via electric boiler to radiators. Shared private drainage. Council Tax Band B.

Approximate Area = 41.9 sq m / 451 sq ft
(Excluding Carport)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 310813

Roadside Farm is a private development maintained by the owners under the name Roadside Management Ltd. The service charge for private drainage maintenance and sinking fund is agreed between the owners and is currently £26.40/month.

HOMES4WILTSHIRE

Buyers interested in this property need to register with Homes4wiltshire and as such live, work, or have immediate family in the Wiltshire Council area, and are likely to be a first time buyer or someone with a need to be in the local area. Please contact us for any further details prior to viewing.

01672 514820

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

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