



7 GRANARY CLOSE,
EAST GRAFTON

BREARLEY & RICH
ESTATE AGENTS

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FOR SALE
01672 5- 2

7 GRANARY CLOSE, EAST GRAFTON, MARLBOROUGH, WILTSHIRE, SN8 3UA

*Trains run from Hungerford or Great Bedwyn to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.
M4 J14 Approx 12 miles.*

**An attached cottage style home with a south facing garden and light accommodation in this pretty village.
The property offers plenty of reception space perfect for growing families.**

* Lovely village location * Reception hall * Sitting room * Dining room * Kitchen * Cloakroom *
* 3 bedrooms * Family bathroom * Potential for en suite shower room * Timber shed * Beautiful garden *
* Parking * Store room * Oil fired central heating *



EAST GRAFTON

The village sits on the border between Wiltshire and West Berkshire and has a social community with a church and village hall. Nearby are Wilton and Crofton, famed for their windmill and beam engines respectively. The Swan Inn at Wilton is a friendly pub serving good food. Burbage is also a short distance away with a pub, village shop, post office, builders supplies and a petrol station with post office and mini super market.

MARLBOROUGH AND HUNGERFORD

East Grafton is equidistant from both historic and thriving market towns, each of which have an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with swimming pools, sports centres, health clubs and super markets. The M4 motorway can be reached at J14 (12 miles) or J15 (15 miles). Railway stations at Pewsey, Great Bedwyn, Hungerford, Swindon or Andover link to London and the west. The area is surrounded by glorious countryside designated as an AONB providing many opportunities for weekend walks. The property is in catchment for Great Bedwyn CofE Primary School which in turn feeds in to St. John's Academy, Marlborough. Local private schools include St. Francis, Pinewood, Dauntsey's, St. Mary's Calne and Marlborough College.



THE PROPERTY

Built around 20 years ago this modern cottage style home offers well presented accommodation in a lovely village setting. On the ground floor, the property provides an excellent south facing 18' sitting room with woodburning stove and access to the garden. A hallway leads in to the L-shaped kitchen and beyond in to a well proportioned dining room, which would also provide an excellent play room or study. There is also a cloakroom off the hall way.

The first floor landing leads to two light double bedrooms and a third bedroom currently used as a study. The front bedroom originally had an en suite shower room, there is potential for this to be reinstated if required.

OUTSIDE

The property is typically approached from the parking area to the rear, leading directly via a side gate in to the back garden. The garden is beautifully kept and is south facing with a paved area providing a sunny spot for relaxing and entertaining directly outside the French doors from the sitting room. There is a large timber shed in the garden and there is a further storage area behind a garage type door. There is a separate foot path leading to the front door with a small front garden bordered by a hedge.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Council tax band: D.



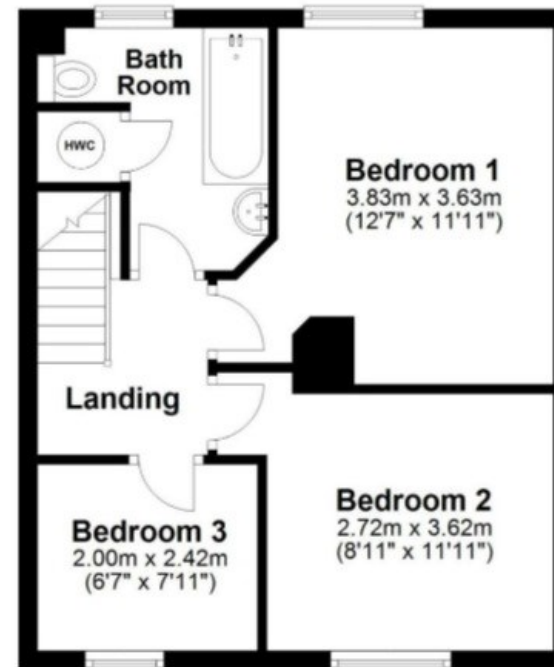
Ground Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

01672 514820

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

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