



**FOXGLOVE COTTAGE,
267-268 THE GREEN, EAST GRAFTON**

BREARLEY & RICH
ESTATE AGENTS

FOXGLOVE COTTAGE, 267-268 THE GREEN, EAST GRAFTON, WILTSHIRE, SN8 3DB

*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.*

A charming Grade II Listed attached house overlooking the green and offering character accommodation throughout. The property has been extended with a vaulted oak framed kitchen breakfast room in recent years and also has the benefit of large private gardens with a detached home office/studio. No onward chain.

- * Lovely village location * Welcoming light and airy entrance hall * Vaulted kitchen/dining room * Dining room * Sitting room * Utility room *
- * Large landing with study space * 3 bedrooms * Family bathroom * 2 Cloakrooms * Detached garden office/studio * Beautiful gardens *
- * Driveway parking * Timber storage sheds and log store * Oil fired central heating *



EAST GRAFTON

The property is situated in the conservation area overlooking the pretty village green. The village that 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

A charming period and listed house situated on the green in this highly regarded, popular and conveniently located village. This light character home has been lovingly updated and improved by the current owners. The stable type front door leads in to a large and welcoming hall way with brick floor. To the right of the hall there is a well proportioned double aspect sitting room with wood burning stove and fitted storage. To the other side of the hall there is a good dining room leading through to the recently extended and part vaulted kitchen/dining room. This room, with its high ceiling and oak framed extension is the focus of this home and has space for a large table and a separate seating area to the side of the wood burning stove. Also on the ground floor there is a utility room and a cloakroom. Upstairs the large landing has plenty of space for a desk. There are three good bedrooms and a luxurious family bathroom. There is also a further separate cloakroom.

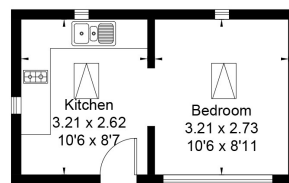
OUTSIDE

The property is approached over the green and through a gate in a picket fence with a gravelled path leading to an oak framed porch. There is driveway parking to the side of the house and a gate from here leads in to the back garden where there are some wonderful shrubs and trees including a grape vine, fig tree and cherry tree. Passing the log store and to the rear of the garden there is a vegetable area. A seating area is placed directly behind the house to get the afternoon sun. There are two timber sheds and a large chicken run.

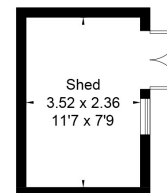
SERVICES

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

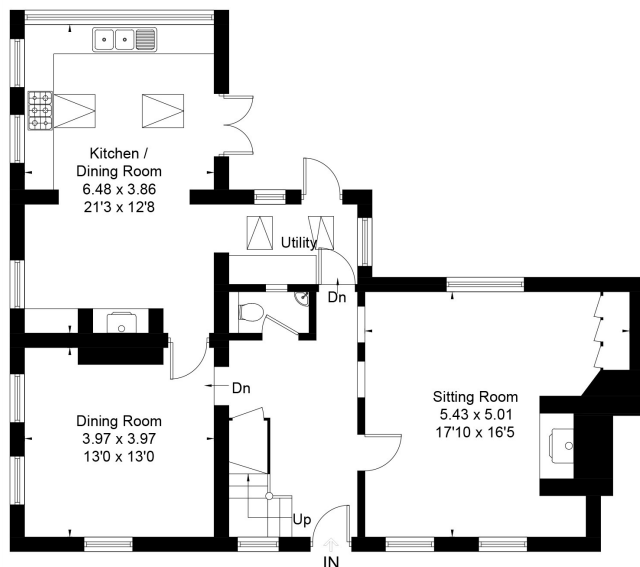
Approximate Area = 155.3 sq m / 1672 sq ft
 Outbuilding = 17.6 sq m / 189 sq ft (Excluding Shed)
 Total = 172.9 sq m / 1861 sq ft



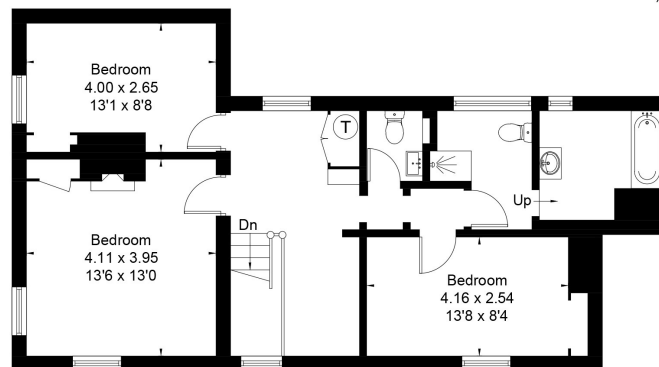
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 326090

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

01672 514820

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

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
 ESTATE AGENTS