



10 SOUTHFIELD, WEST OVERTON,  
MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS



# **10 SOUTHFIELD, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4HE**

*Marlborough M4 (Junction 15) Approximately 13 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.*

**Beautifully presented and extended 3 bedroom end of terrace with a pretty garden garage/store and located in this sought after Wiltshire village.**

- \* Hall \* Sitting room \* Dining \* Kitchen \* Cloakroom \* Three bedrooms \* Contemporary shower room
- \* Garage (currently utilised as storage) \* Pretty low maintenance garden \* Oil fired central heating



## **WEST OVERTON**

West Overton is a pretty village within the Wessex Downs Area of Outstanding Natural Beauty. The village is approximately five miles to the west of Marlborough and has St Michaels and All Angels church and an Indian restaurant. The village is also nearby to Avebury stone circle, the Ridgeway and West Kennet Long Barrow. West Overton is in catchment for St. Johns Academy, with the nearest primary school being at nearby Lockeridge.

## **MARLBOROUGH**

Marlborough is an historic and thriving market town with an extensive range of quality independent and well known retailers, public houses and restaurants. The river Kennet flows through the town and there are many beautiful walks nearby. Local schools include: St Mary's primary, the outstanding Ofsted rated St. John's Academy secondary and Marlborough College. Local leisure facilities include the golf club, leisure centre and cinema. Marlborough is surrounded by glorious countryside with the nearby ancient Savernake forest and the Kennet and Avon canal both close by.





### THE PROPERTY

Located within a no through road development and benefiting from a pretty westerly facing garden, this super end terrace home provides very comfortable accommodation. This extended property has a small entrance hall with stairs ahead and a door on the left opening into the spacious open plan sitting room. The sitting room has a window to the front and leads through to what would have been the original dining area but in turn now leads into a spacious extended dining area. The dining area has double doors that open onto the rear terrace. The dining area is open plan to the well-appointed extended kitchen. The generous kitchen has ample storage and work surface as well as an eye-level oven, grill and a four ring electric hob. There is also space for a dishwasher and upright fridge freezer. Double doors also access the garden from the kitchen area. Just off the kitchen is a cloakroom that houses the oil fired boiler and off this is a small utility area with space for a washing machine. The first floor provides two good size double bedrooms, a single third bedroom/study and a smart contemporary family shower room.

### GARDEN

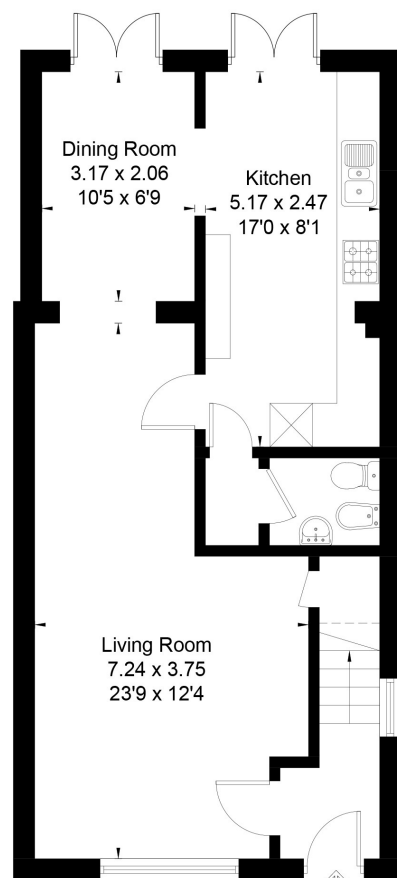
The front garden is open plan and low maintenance with a path to the front door that is flanked either side by mature shrubs. The rear garden is also designed to be low maintenance, with a generous size terrace, a shingle area and small lawn as well as another paved seating area at the rear. The garden is westerly facing and therefore benefits from afternoon/evening sun. The garden is enclosed by closed board fencing. Steps lead down to a single garage with light and power and which is now a useful storage room, but could be utilised as required e.g. home office.

### SERVICES

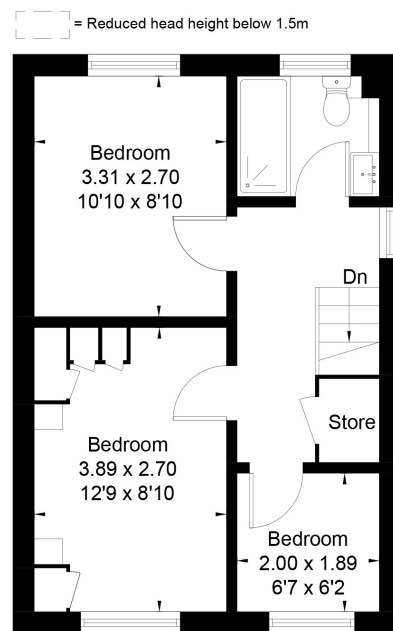
Oil fired central heating. Mains water, drainage and electricity.



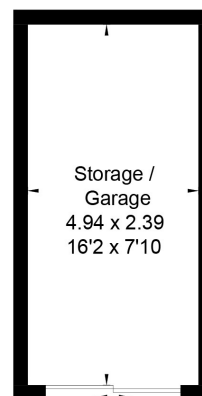
Approximate Floor Area = 88.0 sq m / 947 sq ft  
 Storage / Garage = 11.9 sq m / 128 sq ft  
 Total = 99.9 sq m / 1075 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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 #82158

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