



HIGHWOOD, BARNFIELD, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

HIGHWOOD, BARNFIELD, MARLBOROUGH, WILTSHIRE, SN8 2AX

*Marlborough centre 1 mile, M4 (Junction 15) Approximately 8 miles.
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

A detached four bedroom property situated in a sought after private no through road and offering deceptively generous accommodation. The property occupies a generous plot with a large back garden and could even offer more potential for extension subject to permissions.

* Porch * Reception hall * Sitting room * Kitchen/breakfast room with dining area * 4 bedrooms * 2 Shower rooms * Large utility room *
* Driveway parking * Lovely private gardens * Approximately 0.17 acres * Excellent private road location * Potential for further extension subject to planning *



MARLBOROUGH

Barnfield is situated on the edge of Marlborough offering easy access in to town and local countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets including Waitrose. There are also a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

Highwood is a deceptively spacious family house offering excellent living and entertaining spaces, the accommodation is predominately on one level with just one bedroom suite on the first floor. Originally dating from the 1930's the property has a welcoming reception hall leading in to the double aspect sitting room with wood burning stove and Amtico flooring. To the rear of the house, the lovely light kitchen is fitted with an extensive range of modern wall and floor units with integrated appliances. The kitchen also features stone flooring leading through to the dining area where double doors open directly on to the decking providing views over the garden. The kitchen also gives access to the utility room which runs along one side of the house, giving easy access to the garden or to the front of the property. There are three good sized bedrooms accessed off the hall, with bedroom 2 having fitted storage. There is a modern family shower room to the ground floor. Stairs lead up from the hall to a main bedroom with an en suite shower room.

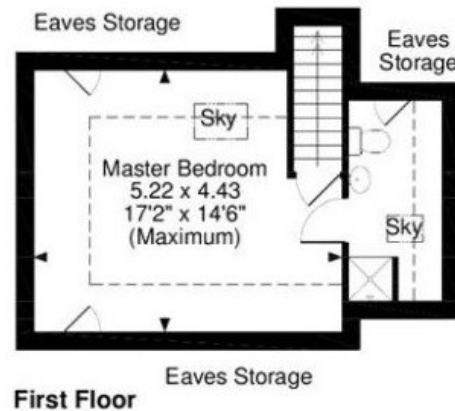
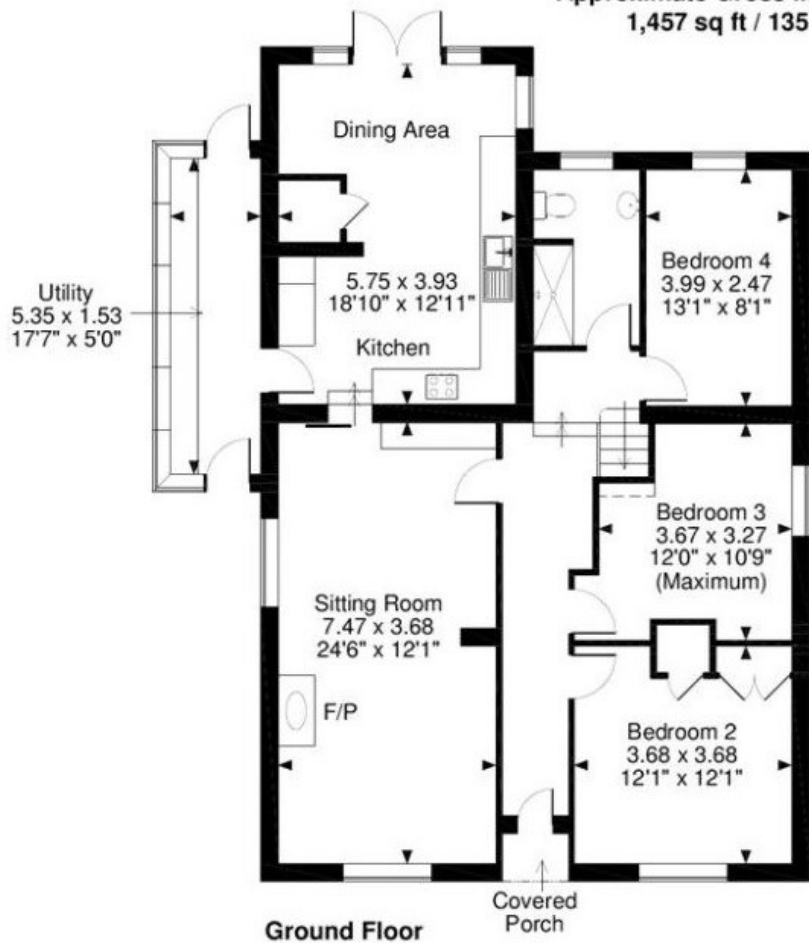
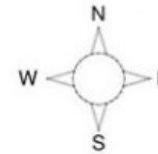
OUTSIDE

To the front of the property there is a paved parking area, with a path leading past raised lavender beds to the front door. A separate path also leads past shrub borders to the utility room door. The back garden is a superb space for entertaining, with a large deck providing two separate seating areas. Steps from the decking lead down to a large lawn beyond which there is a further area of garden with a timber shed, further lawn, wild flower area and a further seating area. The rear garden provides a lovely private space and benefits from sunny spots throughout the day.

SERVICES

All mains services connected. Council tax Band D.

Approximate Gross Internal Area
1,457 sq ft / 135 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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

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