



FRAXINUS HOUSE
WINTERBOURNE MONKTON
Nr Marlborough

BREARLEY & RICH
ESTATE AGENTS

FRAXINUS HOUSE, WINTERBOURNE MONKTON, SN4 9NW

Marlborough approximately 8 Miles. M4 - J15 approximately 10 miles. Swindon rail station 10 miles

An impressive, versatile and much improved family home with over 2500 square feet of space and with a generous wrap around garden. The property is also within catchment for St John's School, Marlborough.

- * Spacious hall * Cloakroom * Sitting/dining room * Kitchen/breakfast room ***
- * Master bedroom with en suite shower room * Three further bedrooms * Family bathroom * Fantastic Second floor office/family room ***
- * Lovely well-stocked wrap around garden * Solar Panels * Double garage with ample parking for several vehicles in front * Electric car charger ***



Location

Winterbourne Monkton is a small village that lies approximately 8 miles to the west of the historic market town of Marlborough. The village has a pub and a church. Local schools include Broad Hinton primary and St Johns at Marlborough. The village is also just a mile away from the world heritage site of Avebury.

Marlborough

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns Academy. The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough has the River Kennet flowing through its centre and is surrounded by glorious countryside and the ancient Savernake forest.



The Property

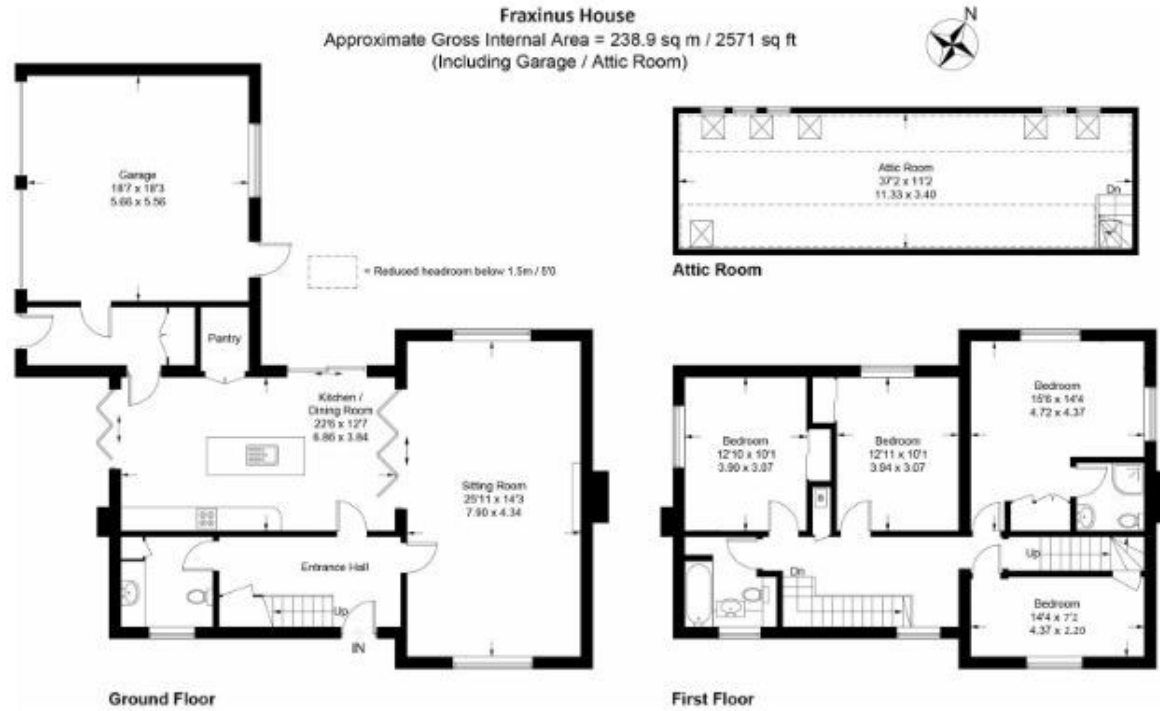
This superb property has been vastly improved by the current owners and is now a comfortable and spacious family home. Highlights of the property include a superb kitchen breakfasts room with masses of storage and a very large central island. The kitchen is dual aspect with bi-fold and double doors that lead to the garden and rear terrace. Solid wood sliding doors then lead to the very generous sitting/dining room that has an open 'Jet Master' fire and windows to the front and rear. There is also a down stairs cloak room. On the first floor there are four double bedrooms with the main having an en suite shower room. The contemporary family bathroom completes the first floor. On the second floor is a fantastic space that is currently used as an office at one end and a family room/games room at the other.

Outside

Wrapping around the property from front to back, this generous garden is laid to lawn and is well planted with various plants, shrubs and trees. At the rear of the property is a paved terrace and there is sun to be found in the garden at all times of the day. There is also a double size garage and ample-off road gravel driveway parking in front.

Services

Septic tank drainage. Mains water. Oil heating. Council tax band: G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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