



**BONDFIELDS,
WOODBOROUGH**

Carter Jonas

6 BONDFIELDS, WOODBOROUGH, SN9 5PQ

AMENITIES

- Semi-detached
- Village location
- Three bedrooms
- Two receptions
- Outbuilding

SITUATION

With its thriving community, Woodborough is one of the most popular villages in the picturesque Pewsey Vale. The village is served by an excellent C of E Primary school and the Whitehall garden centre which also has a number of boutique shops, antique shop, delicatessen and Sticks and Stones coffee shop, book binders and the renowned Seven Stars pub in neighbouring Bottlesford. St Mary Magdalene Church is close by. Woodborough is situated 4 miles to the west of the larger village of Pewsey, where a range of local facilities including a supermarket, shops, post office, church, doctors, dentists, secondary schooling and the private school St Francis. Woodborough is situated in the heart of the Pewsey Vale, designated as an Area of Outstanding Natural Beauty. The larger village of Pewsey provides a mainline railway service to Newbury, Reading and London Paddington as well as the west to Exeter. The historic market towns of Marlborough and Devizes are 8 and 9 miles distance. The Kennet and Avon canal passes close to the village and there is excellent riding and walking in the Downs nearby.

DESCRIPTION

6 Bondfields is a semi-detached village property of cream rendered brick elevations under a tiled roof relieved by double glazed windows overlooking generous off street parking to the front.

The property is in need of complete refurbishment throughout and could be extended, stpp. to provide an additional ground floor accommodation. 6 Bondfields offers generously proportioned living spaces, including the kitchen overlooking the rear garden and the reception room which features a fireplace with an open fireplace. There is the added benefit of a second reception room which could be utilised as either a snug, playroom dining room.

Upstairs there are two double bedrooms, a third single bedroom which could make an ideal home office. The bedrooms are served by the well-appointed family bathroom with a shower above the bath and a modern built-in vanity unit.

AN UNMODERNISED 3 BED, 2 RECEPTION SEMI-DETACHED HOUSE IN PRIME CENTRAL WOODBOROUGH WITH GARDEN & OFF STREET PARKING



OUTSIDE

The front garden has already been turned into generous off street parking and a wooden gate to the side leads to the rear garden, which is westerly facing and mainly laid to lawn. It is of a good size and enjoys a great deal of sunshine and privacy and is fully enclosed by fencing. The property could potentially be extended, subject to obtaining the necessary planning permissions.

GUIDE PRICE: £240,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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ROOM MEASUREMENTS

Reception - 13'9 x 10'2

Kitchen - 9'6 x 10'10

Dining room - 9'10 x 10'10

Bedroom one - 10'10 x 12'1

Bedroom two - 10'2 x 10'6

Bedroom three - 9'2 x 7'3

Outbuilding - 15'5 x 8'2

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, electric heating
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for further details

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