



**FORTUNES FIELD,
BROAD HINTON**

Carter Jonas

21 FORTUNES FIELD, BROAD HINTON, WILTSHIRE, SN4 9PW

AMENITIES

- Entrance hall
- Sitting room
- Large open plan kitchen/dining/family room
- Office
- Utility room
- Cloakroom
- Master bedroom with en-suite bathroom and dressing room
- Bedroom 2 with en-suite shower room
- 3 Further bedrooms
- Family bathroom
- Driveway parking and garage
- Garden

SITUATION

Fortunes Field is situated in the centre of the village of Broad Hinton, approximately 7 miles from Marlborough. The village provides good local amenities including a pub, Italian restaurant, village hall and church. It is well placed strategically for the regional centres of Marlborough, Swindon and Newbury.

There are an excellent range of schools from village primary (Ofsted rate Good) and local secondary to the independent sector of Dauntsey's (bus pick up in the village), Marlborough College and St. Mary's Calne.

The hugely popular market town of Marlborough is nearby offering a range of boutique shops, cafes, restaurants and pubs whilst Swindon has a fast rail link for Paddington, about 55 minutes. M4 junctions 15 and 16 are readily accessible. The village is situated about 4 miles north of the World Heritage Site of Avebury within the North Downs Area of Outstanding Natural Beauty. The surrounding countryside is ideal for riding, cycling and walking.

DESCRIPTION

21 Fortunes Field is a highly desirable detached modern property which has been extensively refurbished and remodelled over the years to provide exceptionally light and spacious accommodation throughout. At 2725 square feet, the house has no shortage of space and is perfectly set up for modern day family life.

The house is arranged over two floors the ground floor comprises a spacious reception room with oak flooring leading to a stunning kitchen/living room with Granite work surfaces, a wood burner, integrated appliances and bi-fold doors overlooking the garden. The kitchen leads onto a sitting room and a number of further reception rooms that could be configured to suit one's needs.

An oak staircase leads to the first floor with a superb principal bedroom suite comprising bedroom with a large dressing room and

A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOUSE IN THIS POPULAR VILLAGE SITUATED 7 MILES NORTH-EAST OF MARLBOROUGH.



en-suite bath and shower room. There are four further bedrooms (one with en-suite) and a large, well-appointed family bathroom. This lovely, family home is beautifully decorated in a contemporary palette and neutral tones throughout.

OUTSIDE

The house is approached via a gravelled drive to the garage, with ample extra parking. Sitting centrally on a large plot, the property has a pretty, enclosed south facing rear garden which is mainly laid to lawn, with several paved seating areas. To the front is a further well-tended lawn with mature trees and shrubs.

GUIDE PRICE: £850,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

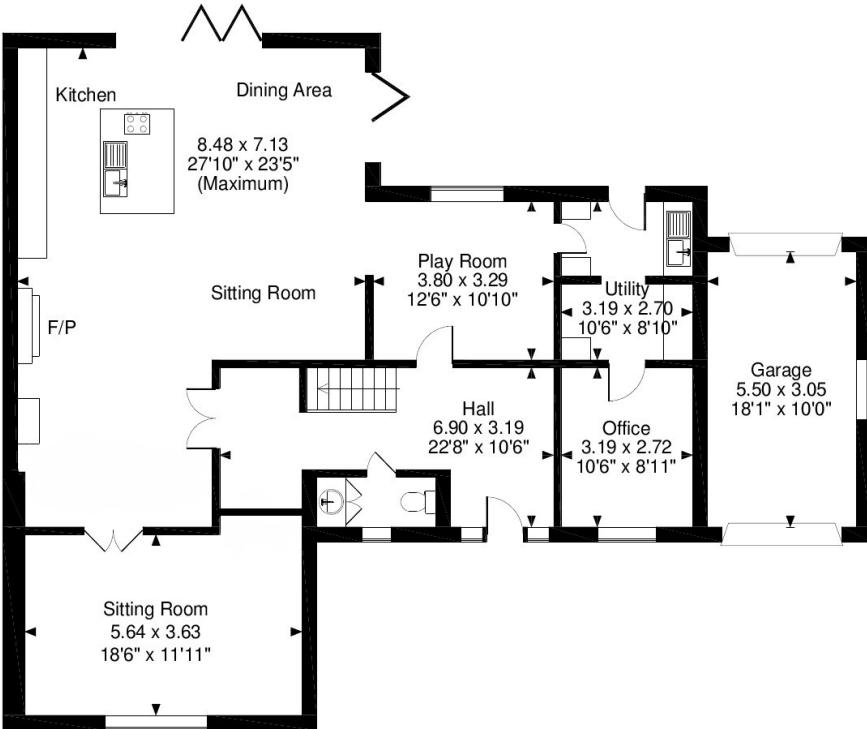
Fortunes Field, Broad Hinton, Swindon

Approximate Gross Internal Area

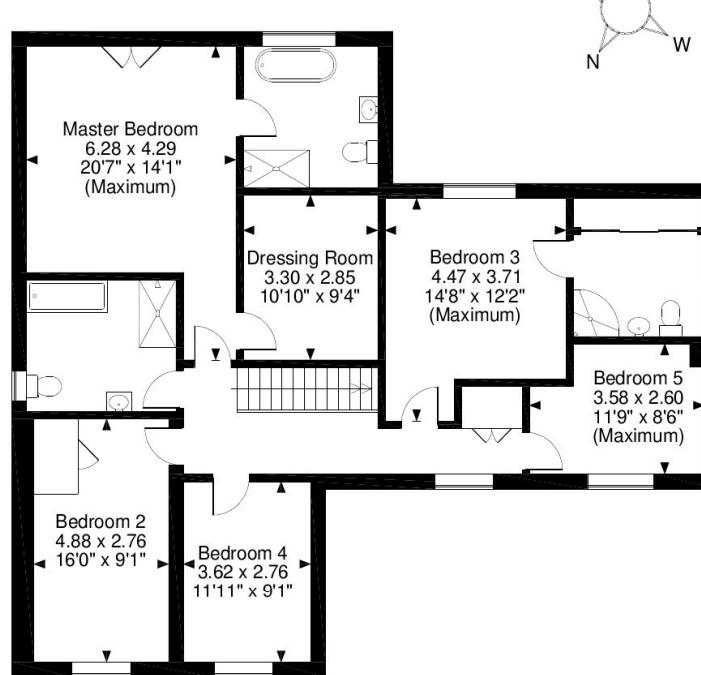
Main House = 2,725 sq ft / 253 sq m

Garage = 181 sq ft / 17 sq m

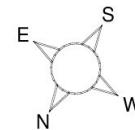
Total = 2,906 sq ft / 270 sq m



Ground Floor



First Floor



SERVICES AND MATERIAL INFORMATION

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

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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