



**STONEY PATCH
LOCKERIDGE**

Carter Jonas

STONEY PATCH, LOCKERIDGE, MARLBOROUGH, WILTSHIRE, SN8 4EL

AMENITIES

- Kitchen/Breakfast room
- Sitting room
- Dining room
- Conservatory
- Utility room
- Four bedrooms
- Two bathrooms (one ensuite)
- Garage
- Driveway parking
- Gardens to front and rear

SITUATION

Stoney Patch is situated on the edge of the desirable village of Lockeridge. The area is designated as being of 'Outstanding Natural Beauty' and the centre of the village is a conservation area predominately period houses and some individual modern properties. A short walk from the house is the popular village pub, The Who'd A Thought It, and the village school. A wide range of facilities and further outstanding schools are available in the nearby market town of Marlborough. The property is approximately 11 miles to the south of Junction 15 of the M4 motorway. There are train stations at Swindon, Great Bedwyn and Pewsey taking approximately 1 hour to connect to London Paddington. The river Kennet flows through the village, which is in close proximity to Westwoods and the Marlborough Downs for walking and leisure pursuits.

DESCRIPTION

Located on the edge of Lockeridge and set back from the lane, Stoney Patch is a substantial four-bedroom detached road of brick elevations under a tiled roof and relieved by double glazed windows.

The ground floor accommodation has a lovely flow to it and the welcoming entrance hall really sets the tone for the property. The dual aspect sitting room enjoys good proportions and a southerly aspect, with double doors out to the front garden.

The kitchen/breakfast room has a wide range of floor and wall mounted units and links through to the utility room beyond. There is a separate dining room which offers a good space for family meals or entertaining guests and the conservatory which overlooks the private rear garden.

As you reach the first floor, you are met with a good-sized landing off which all the rooms are accessed. The principal bedroom boasts built in wardrobes and an ensuite shower room. There are two further double bedrooms and one single bedroom, all of which are served by the family bathroom.

OFFERING HUGE POTENTIAL, THIS IS A SUBSTANTIAL FOUR BEDROOM HOUSE LOCATED IN THE POPULAR VILLAGE OF LOCKERIDGE.



OUTSIDE

The property is approached via a private driveway with parking for several cars. The front garden is mainly laid to lawn with mature trees and shrubs and is enclosed by hedging, offering wonderful privacy and seclusion. There is also a single garage to the side of the property offering additional parking or handy storage space.

To the rear of the property is a generous garden partly laid to lawn and partly gravelled with a range of established trees and plants. There is a greenhouse, pond and raised paved area - the perfect spot to enjoy alfresco dining in the warmer months.

TENURE Freehold

EPC BAND E.

GUIDE PRICE: £700,000 (Subject to Contract)

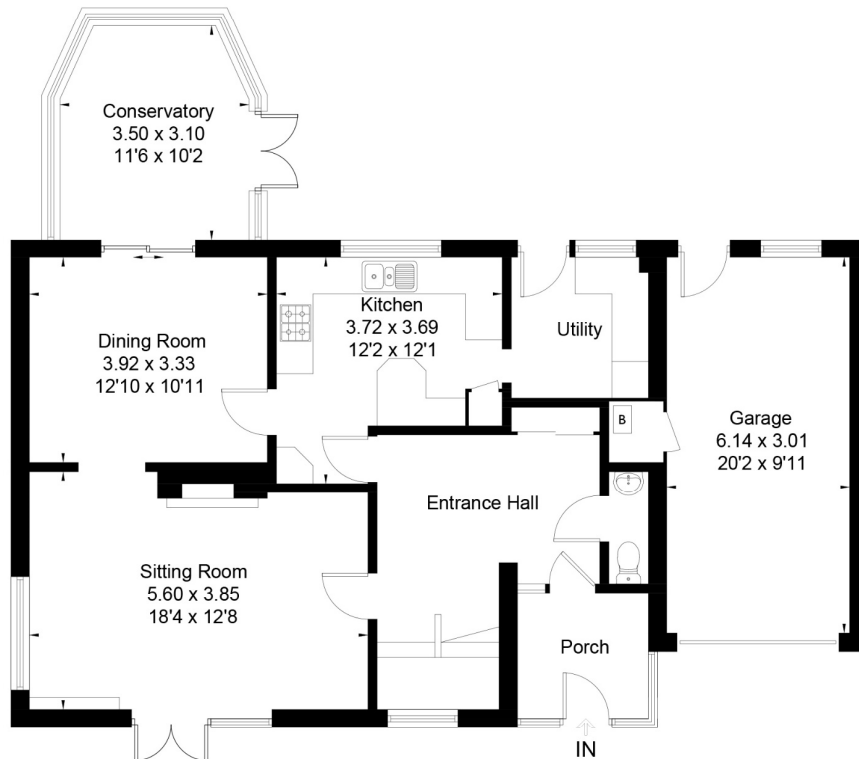
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data

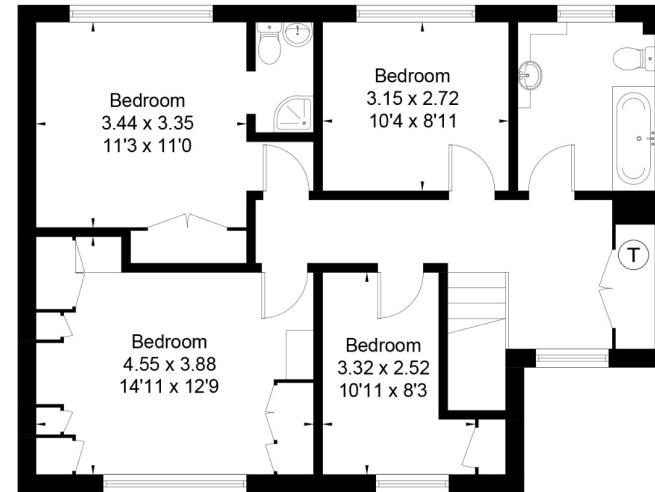


Classification L2 - Business Data

Stoney Patch, Lockeridge, SN8
 Approximate Area = 1681 sq ft / 156.2 sq m
 Garage = 210 sq ft / 19.5 sq m
 Total = 1891 sq ft / 175.7 sq m



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G -
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to
<https://checker.ofcom.org.uk/>



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 #62438

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