



BATH ROAD, FYFIELD, SN8
£3,250 per month*

Carter Jonas

BATH ROAD, FYFIELD, MARLBOROUGH, WILTSHIRE, SN8

- Five bedrooms
- Two reception rooms
- Utility room
- Kitchen/breakfast room
- Cellar
- Annexe
- Parking

LOCATION

The property is situated in the small hamlet of Fyfield, 2 miles west of Marlborough. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose supermarket and several quality restaurants and cafes. In addition there are shopping areas in Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The nearby leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

THE PROPERTY

This impressive five-bedroom house comprises of a large open plan kitchen diner, boot room and WC, two well-proportioned reception rooms with woodburners, a third reception which makes a perfect home office, and a cellar offering additional storage. To the first floor are three double bedrooms all of which are en-suite, the principal bedroom is a generous size and has walk-in wardrobe and en-suite bathroom with shower. A separate bathroom has both bath and shower as well as some additional storage. There are two further double bedrooms on the second floor with built in storage. A separate annexe at the top of the driveway would make an excellent office space or could be used as additional accommodation.

Outside, the house is approached via a long driveway. The property has plenty of parking. There is a large wrap around garden and a

A highly desirable five bedroom detached house in an elevated position offering stunning views of the surrounding North Wessex Downs.



gravelled area. The heightened elevation offers stunning views of the surrounding countryside.

The landlord will be looking for a minimum 12 month initial tenancy but would prefer longer.

Council Tax Band: F

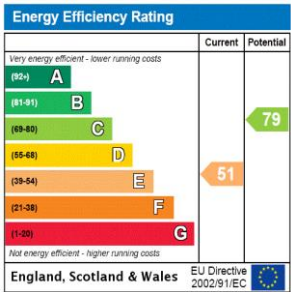
The holding deposit for the property will be £750 and the deposit £3,750 subject to the rent being as advertised at £3,250 pcm.

Pets: case-by-case basis

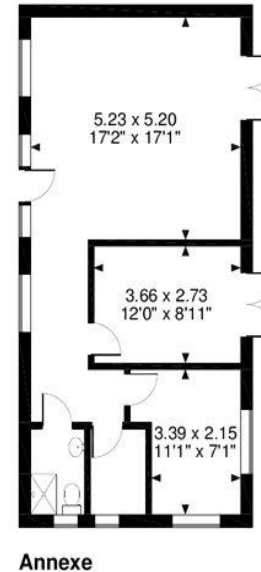
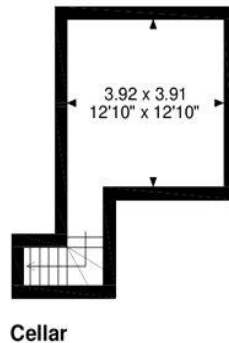
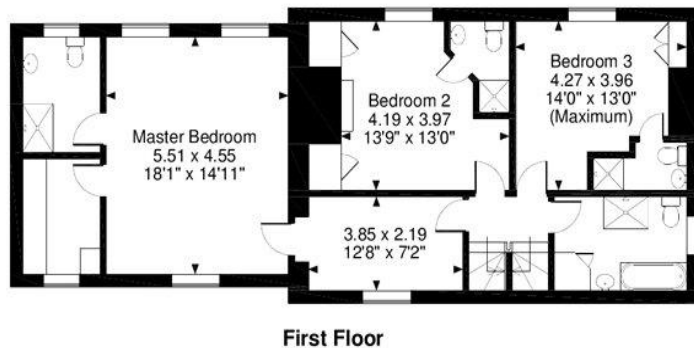
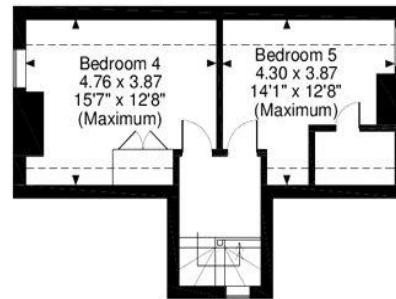
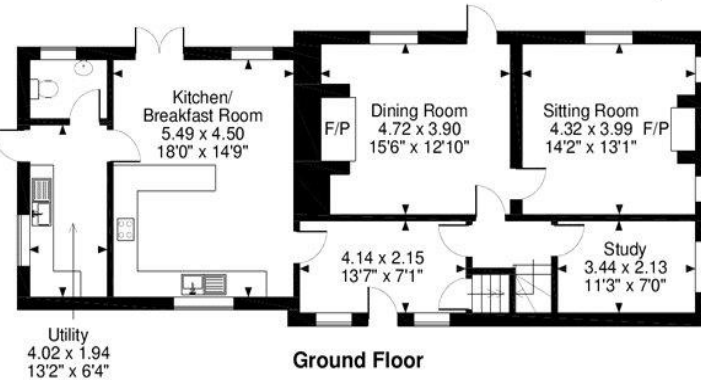
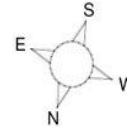
Services: Mains water and drainage, oil heating and electric.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band F



Approximate Gross Internal Area
Main House = 2,676 sq ft / 248 sq m
Annexe = 654 sq ft / 61 sq m
Total = 3,330 sq ft / 309 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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8287522/OHL



T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.