



**FORGE CLOSE,
WEST OVERTON**

Carter Jonas

6 FORGE CLOSE, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4PG

**A CHARACTERFUL THREE BEDROOM COTTAGE WITH OFF STREET PARKING
LOCATED IN THIS PEACEFUL POCKET OF WEST OVERTON.**

AMENITIES

- Kitchen and separate dining room
- Sitting room
- Three bedrooms
- Two bathrooms (one ensuite)
- Garden to front and rear
- Driveway parking
- Popular village location
- Catchment for St. Johns Academy in Marlborough

SITUATION

6 Forge Close is situated in the charming and peaceful village of West Overton, a small village in the Kennet Valley surrounded by downland, which is a designated Area of Outstanding Natural Beauty and is situated 3 miles from the Neolithic site of Avebury, a World Heritage Site. There is a parish church, and it is located within a few miles of sought after primary schools.

The popular market town of Marlborough is approximately 4 miles to the east offering a good range of shops, coffee shops and restaurants, a sports centre and secondary schools including St John's, Marlborough College, St Mary's Calne and Pinewood School. Pewsey is approximately 6 miles away providing a fast rail links to London Paddington (c1 hour). The M4 motorway is also within easy reach. Open countryside rises up on either side of the village providing ideal walking, riding and mountain biking and there is fly fishing available on the River Kennet and golf courses at Marlborough, Calne and Ogbourne St. George.

DESCRIPTION

6 Forge Close is a charming three-bedroom semi-detached thatched cottage located in this peaceful pocket of West Overton. The property is full of character and period features, including exposed beams and a delightful Inglenook fireplace with wood burning stove.

It offers flexible living accommodation downstairs with a spacious sitting room and a modern kitchen which leads through to a separate dining area. The third bedroom is located on the ground floor and enjoys an ensuite shower room and double doors out onto the rear garden terrace. This room could be utilised as another reception room / study but as a downstairs bedroom means the property can be enjoyed by all ages.

Stairs lead up to a generous landing, off which you access the sizeable principal bedroom and the smaller third bedroom. Both upstairs bedrooms are served by the well-appointed family bathroom.



OUTSIDE

The main garden is situated to the front of the property and is filled with a wonderful array of shrubs and plants. There is low level walling and steps lead up to a gravelled area, providing a seating area which is fully enclosed by mature hedge and flower borders. To the rear of the property is a paved terrace, gravelled off-street parking for two vehicles and a timber-built garden shed providing storage.

GUIDE PRICE: £350,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

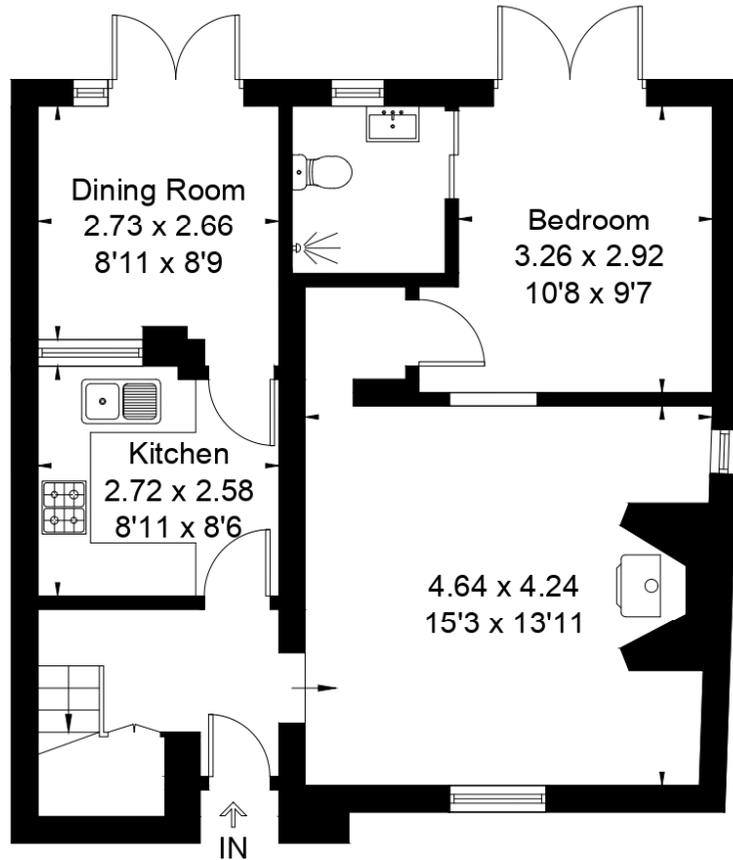
Forge Close, West Overton Marlborough SN8
 Approximate Area = 1013 sq ft / 94.1 sq m



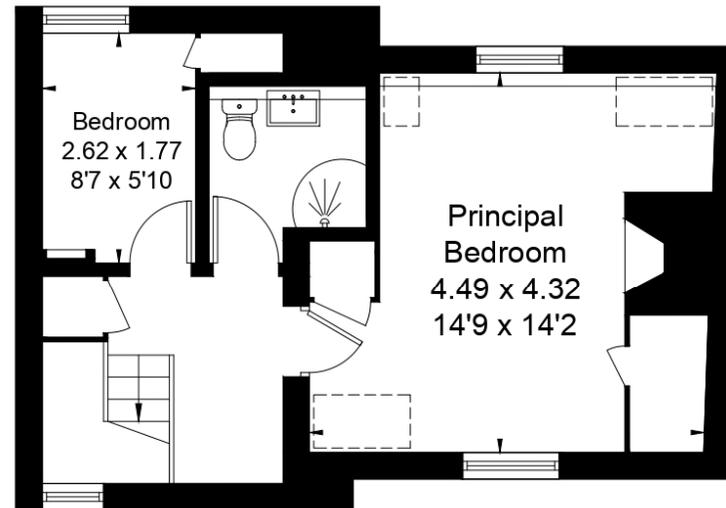
SERVICES AND MATERIAL INFORMATION

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

[-] = Reduced head height below 1.5m



Ground Floor



First Floor



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 #75395

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

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