



**BONDFIELDS,
WOODBOROUGH**

Carter Jonas

2 BONDFIELDS, WOODBOROUGH, SN9 5PQ

A DELIGHTFUL THREE/FOUR BEDROOM SEMI-DETACHED PROPERTY OVERLOOKING THE VILLAGE GREEN IN WOODBOROUGH.

AMENITIES

- Sitting Room
- Kitchen/Breakfast Room
- 2nd Reception/Fourth Bedroom
- Conservatory
- Utility Room
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Garden

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

2 Bondfields is a semi-detached village property of cream rendered brick elevations under a tiled roof relieved by double glazed windows overlooking the village green.

The property is decorated in a natural colour palette throughout and has been carefully extended and improved by the current owner and is in a 'move-in' ready condition. 2 Bondfields offers generously portioned living spaces, including the kitchen/breakfast room overlooking the rear garden and the sitting room which features a fireplace with a wood burning stove. There is the added benefit of a conservatory which opens out the rear garden, which is of larger than average size. Completing the downstairs accommodation is second reception room which could be utilised as either a snug, playroom or fourth bedroom, a utility room and cloakroom.

Upstairs there are two double bedrooms, one of which has built in wardrobes and a third single bedroom which makes 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.



OUTSIDE

The property is set back from the road and overlooks with the village green. The front garden is enclosed by a low wall and a wooden gate leads to the front door with porch with beautiful tiling to the floor. The rear garden is westerly facing and mainly laid to lawn. It is of a very good size and enjoys a great deal of sunshine and privacy and is fully enclosed by fencing with lovely flower and shrub borders. The property could potentially be extended, subject to obtaining the necessary planning permissions. Parking is available on a first come, first served basis to the front of the property.

TENURE Freehold

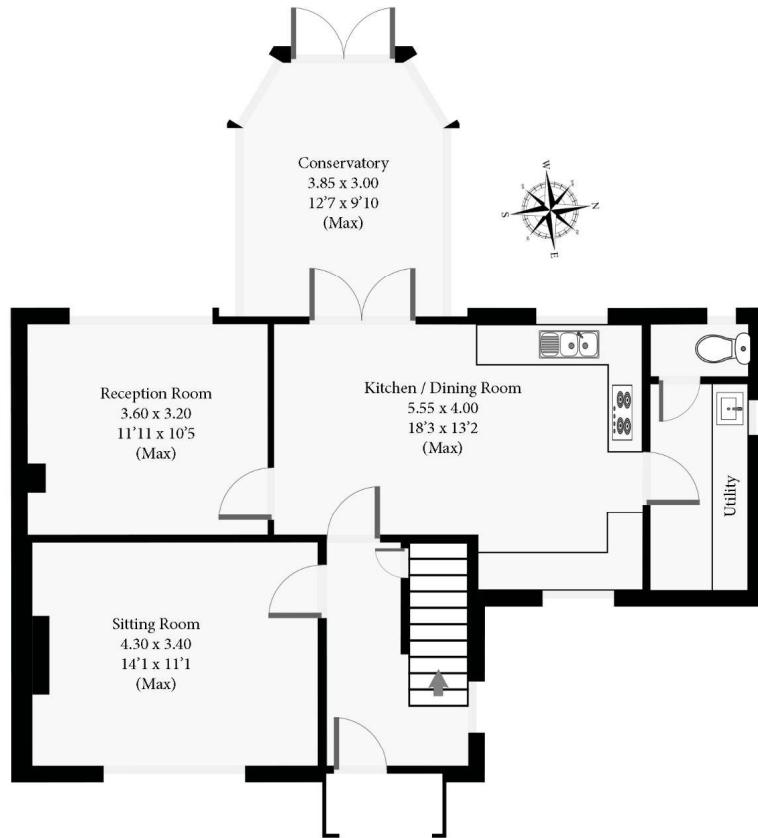
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VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

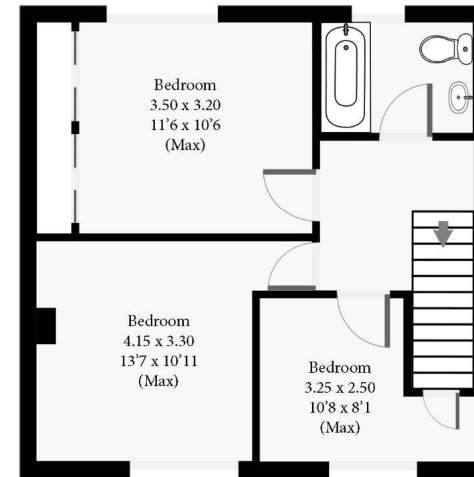


2 Bondfields
Aproximate GIA
 116 Square Metres 1248 Square Feet

Ground Floor



First Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale
 Outbuildings are not shown to scale or orientation
 Produced by Lightfall



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	72
England, Scotland & Wales	EU Directive 2002/91/EC	

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