



**THE OLD SCHOOL HOUSE,
FROXFIELD**

Carter Jonas

THE OLD SCHOOL HOUSE, 40 FROXFIELD, MARLBOROUGH, WILTSHIRE, SN8 3LD

AMENITIES

- Dining area
- Sitting room
- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Garden
- Brick and flint outbuilding
- On street parking

SITUATION

The Old School House is situated in the popular village of Froxfield, on the Wiltshire/Berkshire borders to the west of Hungerford. There is a church and a pub in the village and the well-regarded Stepping Stones Nursery. There are two further public houses, a village shop, post office (with bakery), doctors' surgery and train station in Great Bedwyn, which is approximately 2 miles away. Cobbs Farm Shop is a short distance from the house.

The house is within a short drive of both market towns of Marlborough and Hungerford, each with excellent shopping facilities, leisure facilities and schools. The M4 motorway junctions 14 (Shefford Woodlands) and 15 (Chiseldon) are within reasonable driving distance and main line train services are available from Swindon, Hungerford and Great Bedwyn. There many well regarded good schools in the area including primary schools in Ramsbury and Great Bedwyn, Marlborough College, St Johns, Pinewood and Dauntseys.

DESCRIPTION

The Old School House is a three-bedroom period semi-detached cottage, conveniently situated just off the Bath Road between Marlborough and Hungerford. The cottage is constructed of rendered whitewashed elevations, under a clay tiled roof and was originally the school house, before being converted to this single dwelling.

The downstairs accommodation has an attractive and unusual layout, with a good size sitting room featuring an open fire and leading off the central hallway a dining area. The third bedroom, currently being utilised as an office, is located on the ground floor and has an abundance of built in cupboards. The kitchen is galley style and would benefit from updating, with the family bathroom adjacent.

Upstairs are two double bedrooms, with the principal room enjoying an ensuite shower room. There is also an additional dressing room/study.

A PRETTY, THREE BEDROOM PERIOD HOUSE WITH A PLENTY OF CHARM AND CHARACTER, LOCATED IN THE POPULAR VILLAGE OF FROXFIELD.



OUTSIDE

The garden is generously proportioned and very private, being partly walled and fully enclosed. Mainly laid to lawn, the garden is divided into two parts, and planted with a good selection of shrubs, perennials and trees. There is a large brick and flint outbuilding at the bottom of the garden. On street parking.

SERVICES AND MATERIAL INFORMATION

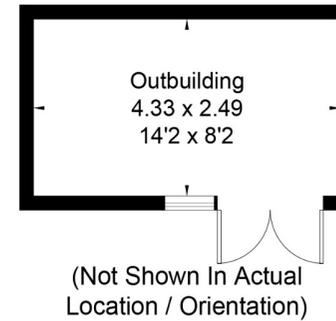
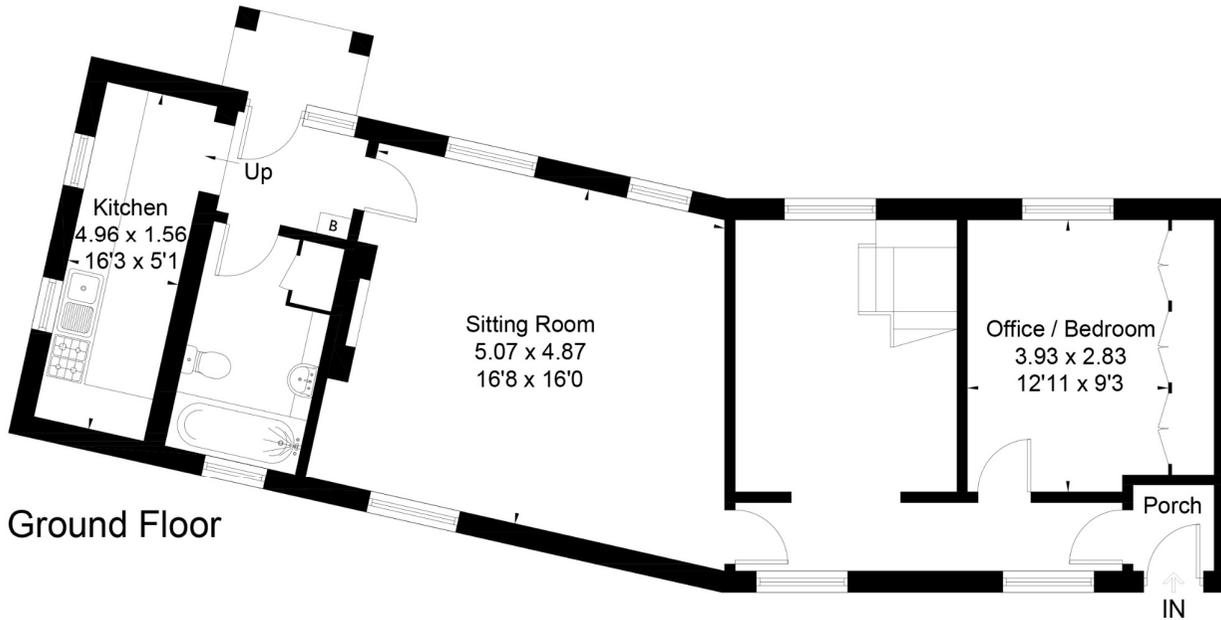
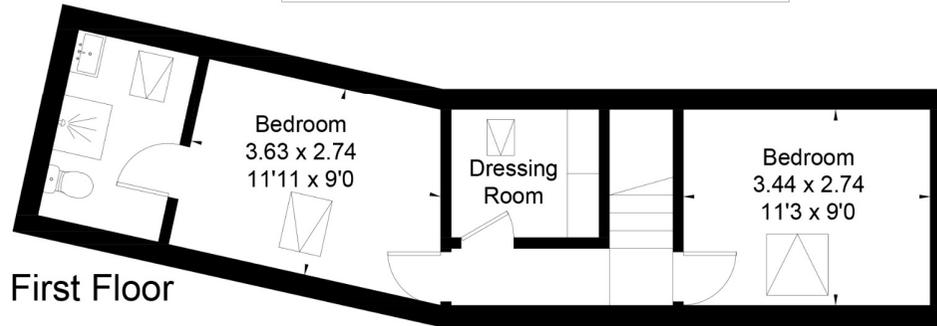
- Freehold
- Mains water and mains drainage. Oil fired central heating.
- Council tax band: D - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE: £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Froxfield Marlborough, SN8
 Approximate Area = 1232 sq ft / 114.5 sq m
 Outbuilding = 116 sq ft / 10.8 sq m
 Total = 1348 sq ft / 125.3 sq m



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