



ARDCAIEN, LOCKERIDGE

Carter Jonas

# ARDCAIEN, LOCKERIDGE, MARLBOROUGH, SN8 4EL

## AMENITIES

- Edge of village location
- Detached Bungalow
- Four Bedrooms
- Stunning views over the surrounding countryside
- South Facing Garden
- Off road parking for numerous cars
- Double Garage
- No Chain

## SITUATION

Ardcaien 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. There is a pub and village school and a wide range of facilities and 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 and the area generally is well placed for walking, riding and other pursuit taking advantage of the Marlborough Downs, Pewsey Vale and Kennet Valley.

## DESCRIPTION

Ardcaien is a substantial four bedroom detached bungalow of brick elevations under a tiled roof and relieved by double glazed windows. The property is enviably located on the edge of village and enjoys great privacy and wonderful views over the surrounding countryside.

The property offers spacious and versatile accommodation and enjoys a large dual aspect reception room with a working fireplace and sliding doors out to the garden.

The good sized eat-in kitchen has a range of floor and wall mounted units and off which you access the conservatory which provides very useful extra living space.

All four bedrooms are of a good size, three of which overlook the garden to the rear. There is internal access to the double garage and also scope to extend and improve the property, subject to obtaining the necessary consents. The family bathroom, with a bath and separate shower, finalises the accommodation.



## OUTSIDE

The property has off-street parking for numerous cars and also benefits from a double garage. There is access around the side of the house to the substantial rear garden, which has a paved patio area with the remainder laid to lawn. There is a mix of mature trees and shrubs and there are wonderful views over the fields beyond.

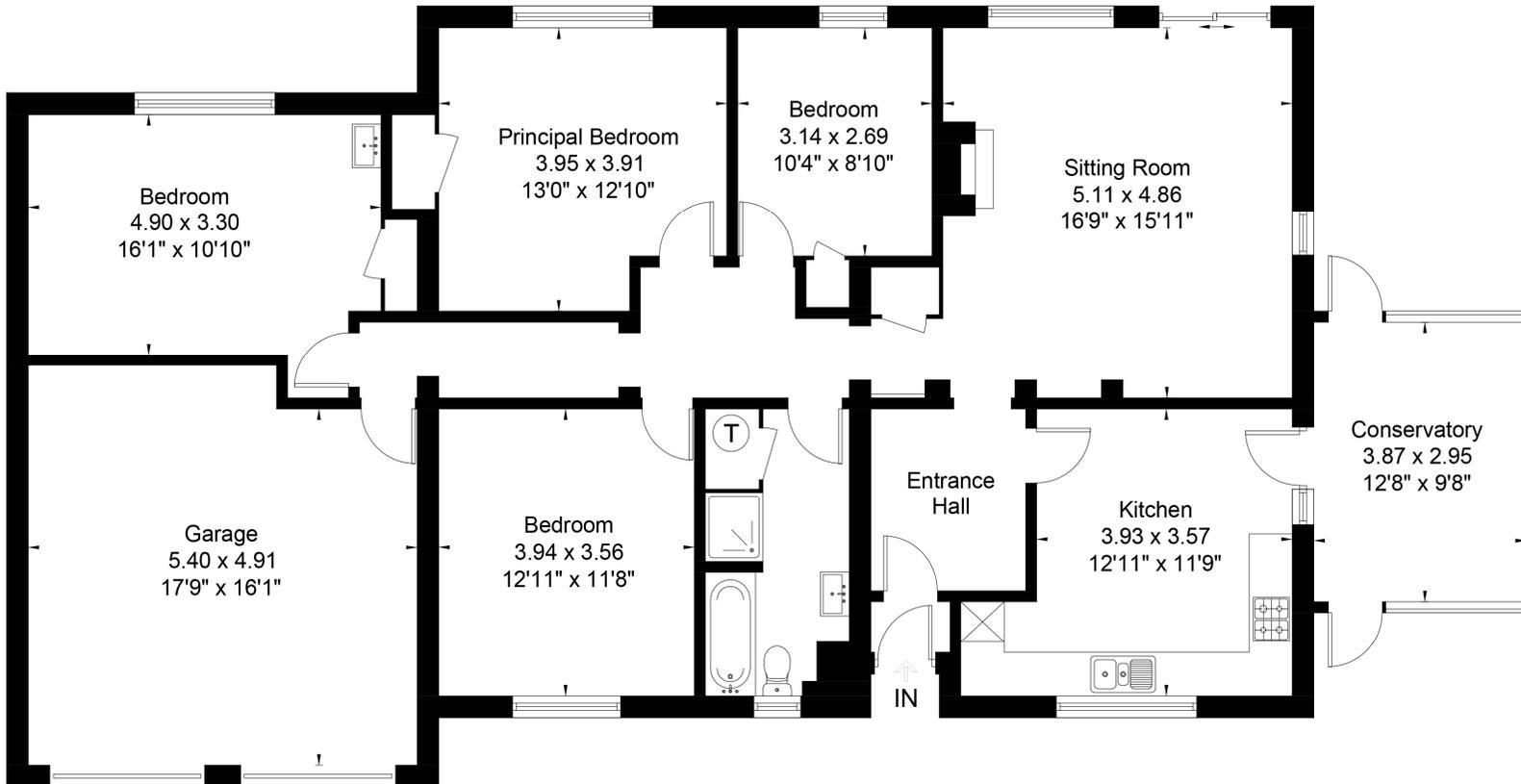
**TENURE** Freehold

**EPC BAND** E

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Ardcaien, Lockeridge, Marlborough, SN8  
Approximate Area = 1859 sq ft / 172.7 sq m  
(Including Garage)  
Including Limited Use Area (12 sq ft / 1.1 sq m)



Surveyed and drawn in accordance with the International Property Measurement Standards  
fourwalls-group.com 315671

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

**carterjonas.co.uk**  
Offices throughout the UK

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data