



45 FOSBURY,  
MARLBOROUGH

Carter Jonas



# 45 FOSBURY, MARLBOROUGH, WILTSHIRE, SN8 3NJ

## AMENITIES

- Sitting Room
- Kitchen
- Family bathroom
- Utility room
- Two bedrooms
- Garden
- Summer house
- Stunning views

## SITUATION

45 Fosbury is situated in the small hamlet of Fosbury and close to the popular villages of Shalbourne and Vernham Dean. Surrounded by one of the most unspoilt parts of Wiltshire, Fosbury is set in an Area of Outstanding Natural Beauty.

Although rural, the historic market towns of Hungerford and Marlborough are within easy reach and provide a wide range of shops, restaurants and leisure facilities. There are primary schools in Shalbourne (3½ miles) and Vernham Dean (1½ miles). M4 and M3 connections are accessed via Hungerford and Andover, as are mainline train services into Paddington and Waterloo respectively.

## DESCRIPTION

Set back from the road, 45 Fosbury is a two bedroom semi-detached cottage constructed of brick and flint elevations under a tiled roof relieved by double glazed windows. At 923 square feet, the property offers spacious and well-proportioned living space arranged over two floors.

This attractive house retains many period features yet has excellent space for day to day living and entertaining. On the ground floor there is a good-sized sitting room with a fireplace and brick surround. The kitchen is located at the rear of the property and looks out over the rear paved seating area and garden beyond.

The utility room and well-appointed family bathroom complete the downstairs accommodation.

Both bedrooms are found on the first floor and of particular note is the substantial principal bedroom, which enjoys stunning views over the surrounding countryside. The second bedroom is a small double room and there's also access to the loft for further storage.

## A CHARMING TWO BEDROOM SEMI-DETACHED COTTAGE WHICH ENJOYS A SUBSTANTIAL REAR GARDEN AND WONDERFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE



## OUTSIDE

The house is approached via the side gate with a path leading to the back door. The property enjoys a small garden to the front and a much larger south-west facing garden to the rear, which is mainly laid to lawn with mature trees, shrubs and hedging. Within the garden is a large, paved sun terrace, ideal for sunny entertaining with steps leading up onto the lawn area. There is also a summer house and a very handy external store at the side of the property.

**TENURE** Freehold

**EPC BAND** E.

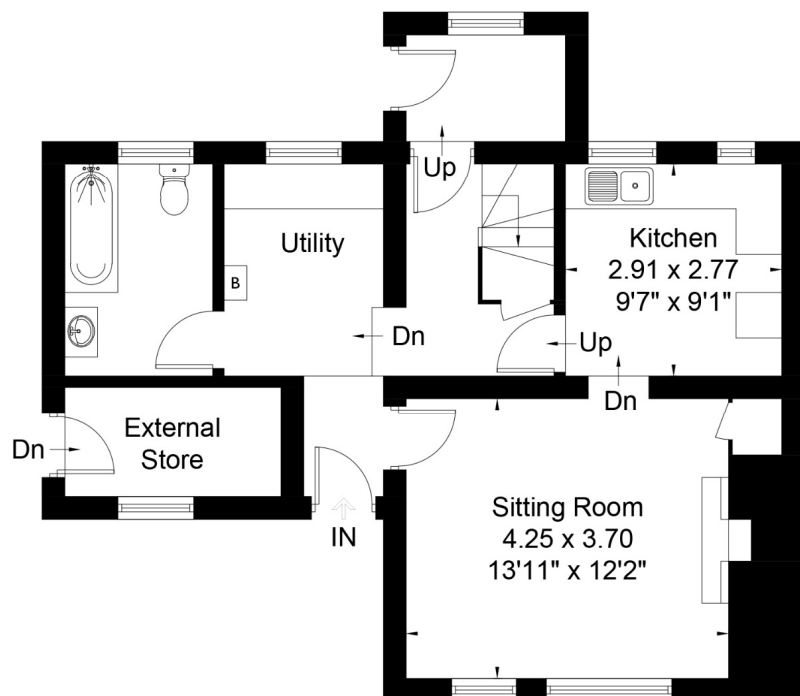
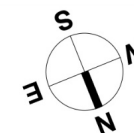
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

**GUIDE PRICE:** £365,000 (Subject to Contract)

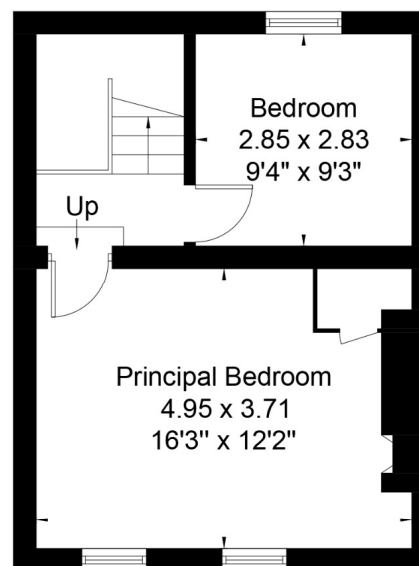




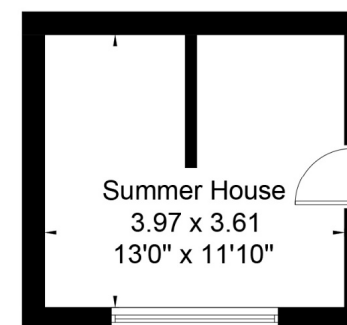
Fosbury, Marlborough, SN8  
 Approximate Area = 923 sq ft / 85.8 sq m  
 Summer House / External Store = 199 sq ft / 18.5 sq m  
 Total = 1122 sq ft / 103.4 sq m



Ground Floor



First Floor



(Not Shown In Actual  
 Location / Orientation)

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#### IMPORTANT INFORMATION

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