



**THE LODGE,
FYFIELD, MARLBOROUGH**

Carter Jonas

THE LODGE, LOWER YARD, FYFIELD, MARLBOROUGH, SN8 1PU

AMENITIES

- Open plan Sitting/Dining Room
- Kitchen
- Utility room/Kitchen
- Second Reception Room
- Four Bedrooms
- Three Bathrooms
- Garage with studio flat above
- Garden and Parking

SITUATION

Fyfield is a charming village situated 2 miles west of Marlborough, close to Avebury and the Marlborough Downs. Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping discovered off the historic high street and the newly opened Parade cinema offers mainstream movies and delicious food. Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

The Lodge is a detached barn, originally a traditional farm building built circa 1877, it was converted in the late 1980's and offers a wealth of charm throughout.

The Lodge is an exceptionally spacious and imaginative conversion providing accommodation of considerable character, particularly the main reception area with central fireplace, vaulted ceiling and exposed beams. There is a lovely farmhouse style kitchen with Aga and is large enough for a dining table.

The property offers flexible living spaces and at just under 2500 square feet, enjoys generous accommodation over two floors. In all there are four double bedrooms in the main house and three bathrooms. Given there is a separate kitchen and shower room located at the southern end of the property, this area can easily be sectioned off and would make an ideal annexe for an older child or relative or as an Airbnb.

There is also a studio flat above the garage which is currently used as a home office but could be utilised as a fifth bedroom, given it benefits from an adjoining bathroom.

A SPACIOUS AND STYLISH DETACHED BARN CONVERSION IN A VILLAGE LOCATION CLOSE TO MARLBOROUGH.



OUTSIDE

Access via a five-bar wooden gate, there is an area of hardstanding providing parking for several vehicles. A paved area provides a lovely seating area, ideal for enjoying the daytime sun or al-fresco dining as it can be accessed directly from the main reception room. There is an area of lawn which is fully enclosed by walling and offers a quiet and private feel. A double garage provides storage of parking for further vehicles.

TENURE Freehold

EPC BAND D.

GUIDE PRICE: £825,000 (Subject to Contract)

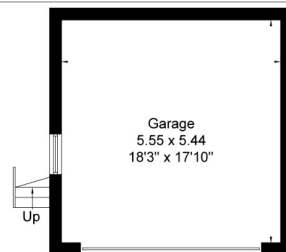
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



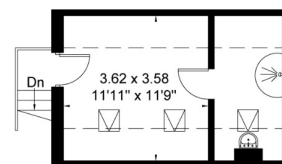
Bath Road, Fyfield, Marlborough, SN8
 Approximate Area = 2487 sq ft / 231.1 sq m
 Outbuilding = 537 sq ft / 49.9 sq m
 Total = 3024 sq ft / 281 sq m
 Including Limited Use Area (268 sq ft / 24.9 sq m)



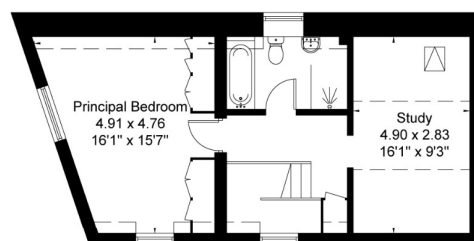
□ = Reduced head height below 1.5m



Garage - Ground Floor
 (Not Shown In Actual Location / Orientation)



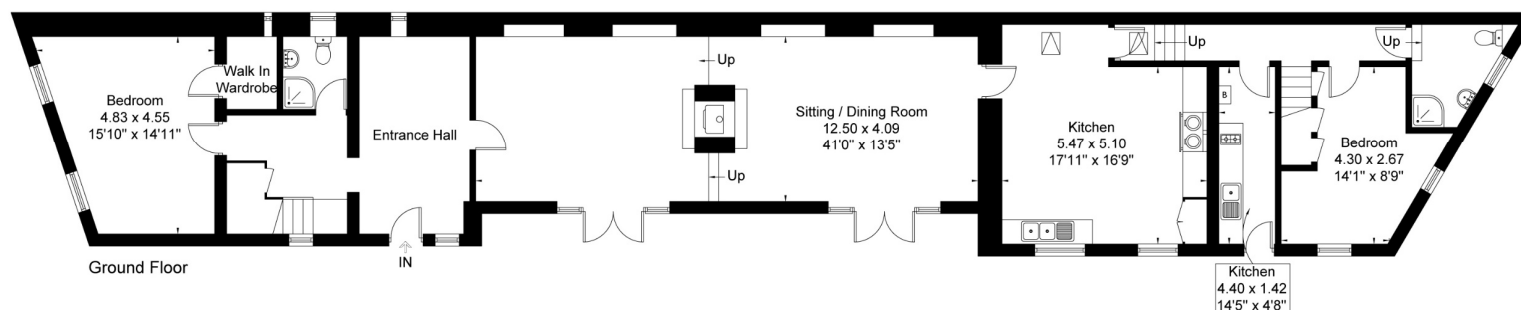
Garage - First Floor



First Floor




First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 323064

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data