



**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

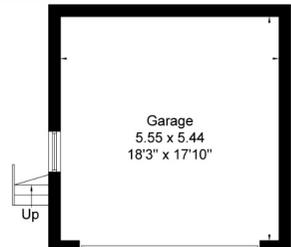
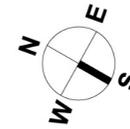
EPC BAND D.

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

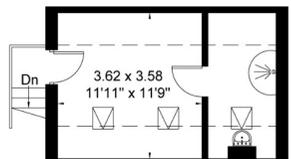
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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)



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

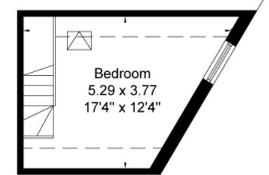


Garage - First Floor

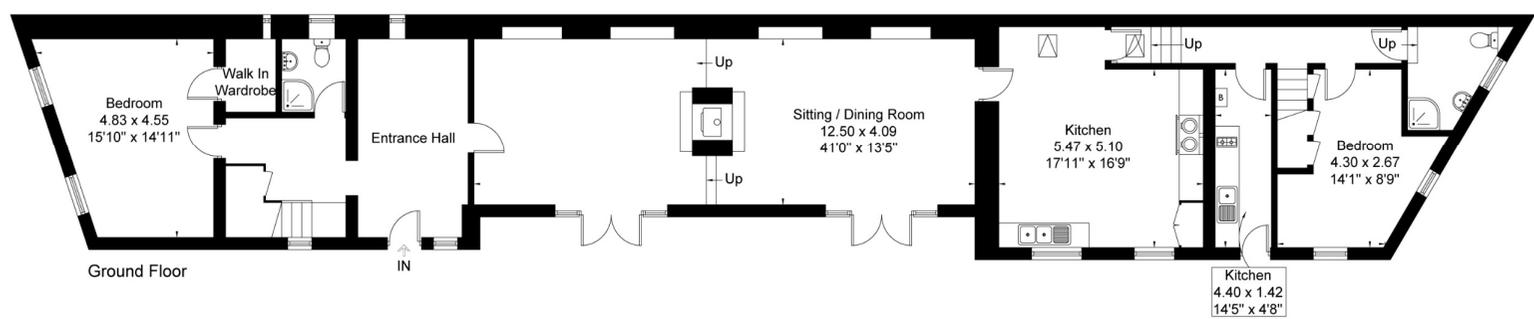
☐ = Reduced head height below 1.5m



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	

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.