



WEST OVERTON,
MARLBOROUGH

Carter Jonas

PHOENIX HOUSE, FORGE LANE, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4ET

AMENITIES

- 1503 square feet
- Four Bedrooms
- Detached house
- Sought-after village
- Beautiful Surrounding Walks
- Private and Enclosed Garden
- Driveway Parking
- c4 miles to the West of Marlborough

DESCRIPTION

Phoenix House is located in the charming village of West Overton, close to Marlborough, and offers an impressive balance of generous space and contemporary style. This attractive four-bedroom detached home was built in the early 1980s to an individual design and provides a warm and welcoming setting, ideal for modern family living.

The spacious sitting room is located to the front of the house, perfectly suited for both everyday relaxation and entertaining guests. At the heart of the home is the open-plan kitchen and dining area, designed to be both stylish and practical, making it an excellent space for family dinners and social occasions. A useful utility room sits alongside, providing extra storage space and laundry facilities. Also on the ground floor is a dedicated study, ideal for home working but could also be used as a snug or hobbies room.

Upstairs, the first floor accommodates four well-proportioned bedrooms, all attractively finished and offering plenty of room for furniture. These are served by the well-appointed family bathroom. A standout feature of Phoenix House is the principal bedroom, which overlooks the garden and offers impressive dimensions. It benefits from its own ensuite bathroom, delivering added comfort, elegance, and seclusion.

OUTSIDE

Outside, a gravel driveway offers ample off-street parking for several vehicles. To the rear is a fully enclosed and secluded garden, creating a private setting and from where you can enjoy the peaceful surroundings. Ideal for families and pet owners alike, the garden is predominantly laid to lawn and complemented by a paved seating area, along with well-established flower beds, mature shrubs, and trees that add colour and character throughout the year.

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOUSE IN THE SOUGHT-AFTER VILLAGE OF WEST OVERTON, FEATURING DRIVEWAY PARKING AND A PRIVATE, FULLY ENCLOSED REAR GARDEN.



SITUATION

Phoenix House is situated in the charming and peaceful village of West Overton, with far reaching views over adjoining open countryside. West Overton is a small village in the Kennet Valley surrounded by downland, which is a designated Area of Outstanding Natural Beauty and is situated 3 miles from the Neolithic site of Avebury, a World Heritage Site. Marlborough is approximately 4 miles to the east offering a good range of shops, coffee bars and restaurants, a sports centre. West Overton is in catchment for St. Johns Academy in Marlborough, with the nearest primary school being at nearby Lockeridge. There are also excellent independent options with St Francis Prep, Marlborough College, St Mary's Calne and Dauntsey's. Pewsey is approximately 6 miles away providing a fast rail link to London Paddington (1 hour). The M4 motorway is also within easy reach. Open countryside rises up on either side of the village providing ideal walking, riding and mountain biking and there is fly fishing available on the River Kennet and golf courses at Marlborough, Calne and Ogbourne St. George.

GUIDE PRICE: £550,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

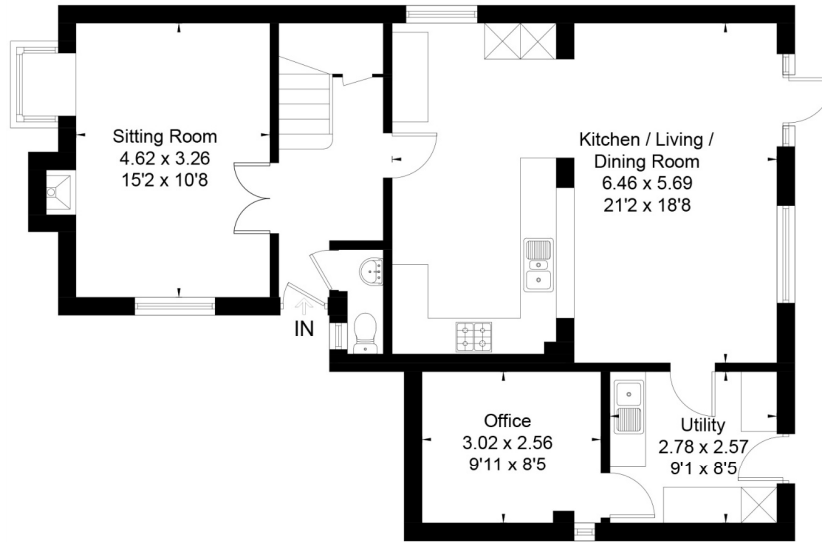


Classification L2 - Business Data

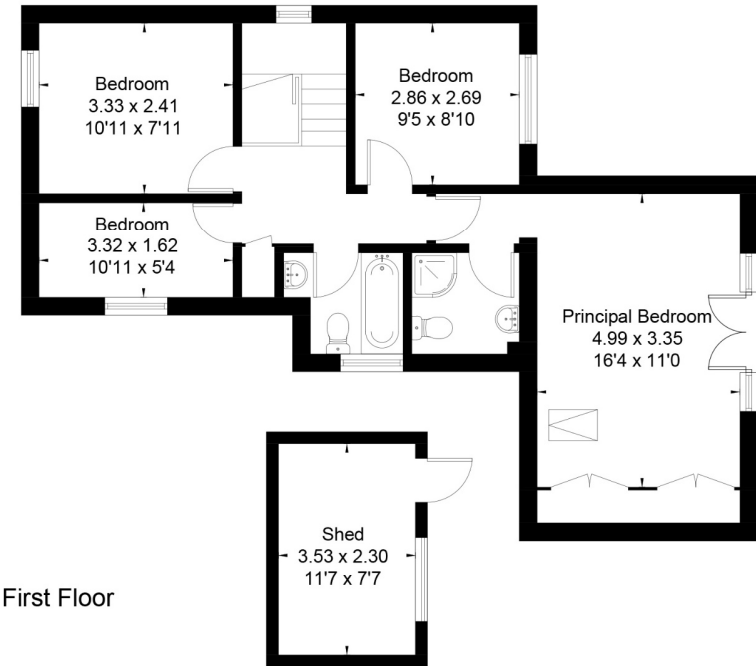
SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E - Wiltshire Council
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

Forge Lane, West Overton Marlborough, SN8
Approximate Area = 1503 sq ft / 139.6 sq m
(Excluding Shed)



Ground Floor



First Floor

(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107477

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

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data