



Detached Village Property with countryside views.

Guide Price £950,000

Winkworth



WEST OVERTON, MARLBOROUGH, SN8 4ER



A stylish and spacious family home with versatile accommodation arranged over two principal floors with a large reception room on a lower level which can be enjoyed as a games room/fourth bedroom. The house is well presented to a high standard throughout. The ground floor includes a bright and airy sitting room with wood burner set in limestone and French Doors that lead to the garden. The generous kitchen/breakfast room is fitted with a large centre island, granite worksurfaces, ample cupboards, a Britania 6 hob gas range cooker with double oven and grill and separate utility room off of it. The main bedroom suite includes French Doors that lead out to a balcony offers stunning southerly views of the country side hills and comprises of a dressing room, bathroom with bath and separate shower. Sweetapple is light and bright with numerous windows all enjoying a fine outlook either over the gardens or views beyond.

This property is set on .27 acres of well-maintained gardens backing onto uninterrupted countryside views. There is a detached double garage with separate workshop and generous parking.

Built in 2000, Sweetapple was named after Lettice Sweetapple, one of Earl Pembroke's tenants who lived in West Overton in the 1800's.

AT A GLANCE



4 4 2 2

Entrance Hall
 Drawing Room
 Dining Room
 Kitchen Breakfast room
 Study
 Conservatory
 Cloakroom
 Utility room
 Bedroom/Media room
 Main bedroom with ensuite dressing room and bathroom
 Two further bedrooms
 Family bathroom
 Double garage with boarded storage above and workshop
 Garden laid to lawn with borders with gate to field beyond.



LOCATION

Sweetapple is situated in the hamlet 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 designated as an Area of Outstanding Natural Beauty. The market town of Marlborough is approximately 4 miles to the east offering a good range of boutique shops, coffee bars and restaurants. Nearby Lockeridge provides a church and primary school, and The Bell gastro pub is close by.

Communications are first class with easy access to the A4 and M4 providing fast access to London and the motorway network (M3 and M5).

Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).

DIRECTIONS

What3words awakes.rattler.relies

SERVICES

Mains water, electricity, and drainage. Oil heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D

Council Tax Band: F

Broadband and mobile coverage <https://checker.ofcom.org.uk/>

Broadband type	Download speed	Upload speed
Standard	8 Mbps	0.9 Mbps
Superfast	60 Mbps	14 Mbps
Ultrafast	not available	

Mobile outdoor

Provider	Voice	Data
EE	Likely	Likely
Three	Limited	None
O2	Likely	Limited
Vodafone	Limited	Limited



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Approximate Gross Internal Area
Total = 265 sq m (2861 sq ft)
Main House = 226 sq m (2437 sq ft)
Garage = 39 sq m (424)sq ft



Garage

Ground Floor

First Floor

© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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