



**KNIGHTS CLOSE,
WEST OVERTON**

Carter Jonas

1 KNIGHTS CLOSE, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4EU

AMENITIES

- Kitchen/Breakfast room
- Dining room/Playroom
- Sitting room with working fireplace
- Three Double bedrooms
- Family Bathroom
- Extra storage area
- Garage with power
- Large Garden
- Driveway parking

SITUATION

1 Knights Close is situated in the charming and peaceful village of West Overton, 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. There is a parish church and it is located within a few miles of sought after primary schools.

The popular market town of Marlborough is approximately 4 miles to the east offering a good range of shops, coffee shops and restaurants, a sports centre and secondary schools including St John's, Marlborough College, St Mary's Calne and Pinewood School. Pewsey is approximately 6 miles away providing a fast rail links to London Paddington (c1 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.

DESCRIPTION

Occupying a sizeable corner plot in this peaceful pocket of the village, 1 Knights Close is well-presented three-bedroom family house. It has well planned accommodation over two floors and due to its southerly aspect, enjoys a light and airy feel throughout.

The house has a lovely feel to it and the spacious, dual aspect sitting room is centred around the wood burning stove. The playroom/dining room is of equally generous proportions and leads through to the farmhouse style kitchen/breakfast room, which is fitted with a good range of units and from where you can access the garden. There is also a cloakroom on the ground floor.

Upstairs there are three double bedrooms which are served by the well-appointed family bathroom. There is a large eaves storage space off one of the bedrooms and there is also potential, subject to

A CHARMING THREE BEDROOM SEMI-DETACHED HOUSE A LARGE GARDEN, DRIVEWAY PARKING AND A GARAGE.



obtaining the necessary permissions, to extend the property into the loft, to the side and rear like many others have already done in the close.

Importantly, the village of West Overton lies in catchment for St John's Academy in Marlborough.

OUTSIDE

The house is approached off Forge Lane, where there is a spacious gravelled area offering ample off-street parking. There is also a garage and shed/store offering handy extra storage. A particular feature of this property are the large gardens to front and rear which enjoy great privacy. There is a raised, decked area to the rear of the property and the gardens are mainly laid to lawn with a good variety of trees and shrubs.

GUIDE PRICE: £450,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

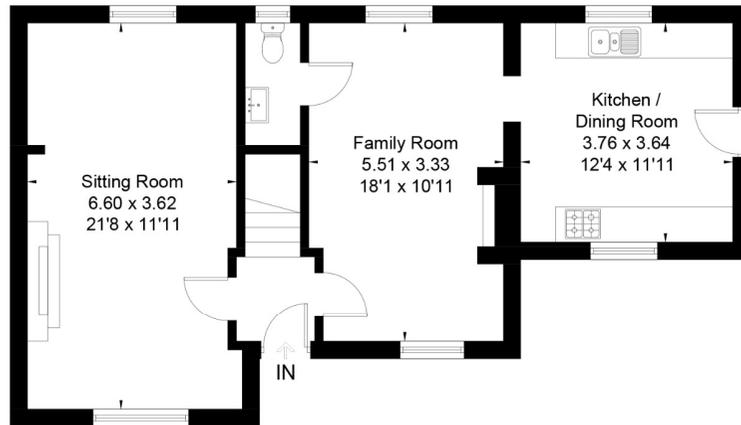
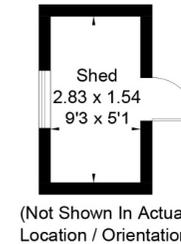
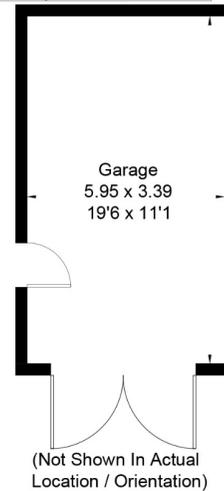
1 Knights Close, West Overton Marlborough, SN8
 Approximate Area = 1309 sq ft / 121.6 sq m
 Garage = 217 sq ft / 20.2 sq m
 Total = 1526 sq ft / 141.8 sq m



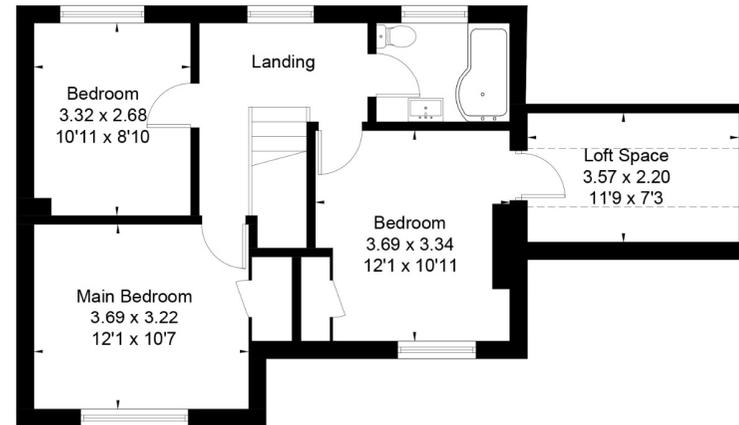
SERVICES AND MATERIAL INFORMATION

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

= Reduced head height below 1.5m



Ground Floor



First Floor



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 #72386

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