



FROXFIELD,  
MARLBOROUGH

Carter Jonas

# THACKETS, 12 THE GREEN, FROXFIELD, MARLBOROUGH, WILTSHIRE, SN8 3JY

**A SPACIOUS (2529 SQ FT) BRICK AND FLINT DETACHED HOUSE WITH LARGE GARDEN (CO.24 ACRES), IDEALLY SITUATED BETWEEN MARLBOROUGH AND HUNGERFORD. EASY ACCESS TO M4 AND TRAINS TO LONDON.**

## KEY FEATURES

- Spacious, detached house
- 2529 square feet of accommodation
- Large garden (c0.24 acres)
- Grade II Listed
- 4 Bedrooms
- 4 reception rooms
- Character features
- Off street parking
- Village location
- Easy access to Hungerford, Marlborough, M4 and train stations



## SITUATION

Froxfield, a popular village on the Wiltshire/Berkshire borders to the west of Hungerford. There is a church and a pub in the village and the well-regarded Stepping Stones Nursery. There are two further public houses, a village shop, post office (with bakery), doctors' surgery and train station in Great Bedwyn, which is approximately 2 miles away. Cobbs Farm Shop is a short distance from the house. The house is within a short drive of both market towns of Marlborough and Hungerford, each with excellent shopping facilities, leisure facilities and schools. The M4 motorway junctions 14 (Shefford Woodlands) and 15 (Chiseldon) are within reasonable driving distance and main line train services are available from Swindon, Hungerford and Great Bedwyn. There many well regarded good schools in the area including primary schools in Ramsbury and Great Bedwyn and a good range of secondary options at Marlborough College, St. John's Academy in Marlborough, Pinewood and Dauntseys. For the latter, the bus service for the school is located just down the road from the house.

## DESCRIPTION

Set back from the road in the popular village of Froxfield, Thackets is a picturesque four-bedroom detached house benefitting from huge charm and character throughout.

The welcoming entrance hall sets the tone for this special house and opens into the sitting room which enjoys plenty of period features, including exposed beams and an open fireplace. Due to its southerly aspect, the property enjoys a light and airy feel throughout, a feature not often associated with thatched houses.

At 2147 square feet, there is no shortage of accommodation, and this is particularly noticeable on the ground floor with both the dining room and study enjoying generous proportions. The kitchen is located to the rear of the house, along with the utility room, and these spaces could be extended into the garden, subject to obtaining the necessary consents. The ground floor accommodation is completed by the downstairs cloakroom and laundry room, which is accessed externally.

There are two sets of stairs providing access to the first floor. Upstairs there are three double bedrooms and one large family bathroom. Given the two staircases, the family bathroom could be split in two to effectively create an ensuite to the bedroom at the east end of the house. The fourth bedroom is located on the half landing.

## OUTSIDE

There is a paved patio area accessed off the kitchen offering one of a number of spots in which to sit and enjoy the garden. The private and substantial rear garden, which is enclosed by close board fencing, compliments the house well and is mainly laid to lawn with a selection of mature shrubs and trees.

There is a large outbuilding which offers a particularly useful and flexible additional space. Over the years, this space has had many uses including as a party barn but could double up as a gym or upgraded to a kid's playroom, home office or studio space. There is off street parking to the side of the house.

## SERVICES & MATERIAL INFORMATION

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

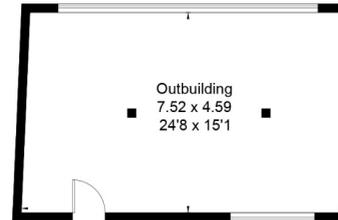
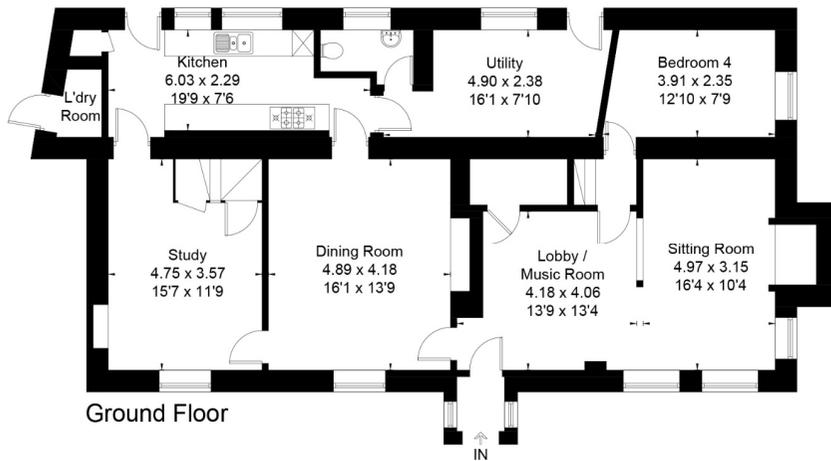
**GUIDE PRICE** £750,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



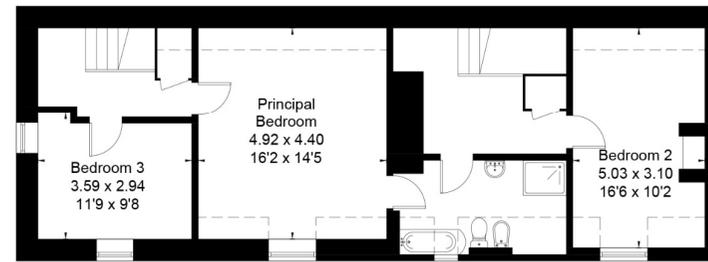


Froxfield, Marlborough ,SN8  
 Approximate Area = 2147 sq ft / 199.5 sq m  
 Outbuildings = 382 sq ft / 35.5 sq m  
 Total = 2529 sq ft / 235.0 sq m



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



First Floor



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