



**YEW TREE LANE,
BROAD HINTON**

Carter Jonas

5 YEW TREE LANE, BROAD HINTON, WILTSHIRE, SN4 9RH

AMENITIES

- Unmodernised
- Huge potential
- Four bedrooms
- Two bathrooms
- Double garage
- Driveway parking
- Gardens to front and rear
- No onward chain

SITUATION

5 Yew Tree Lane is situated at the end of a shared driveway, in a well sought after location on the edge of Broad Hinton. It is a few minutes walk from the centre of this desirable village providing good local amenities including a pub, Italian restaurant, village hall, church and a primary school. Dauntsey's School and Pinewood are two outstanding independent schools local to the area.

The hugely popular market town of Marlborough is nearby offering a range of boutique shops, cafes, restaurants and pubs whilst Swindon has a fast rail link for Paddington, about 55 minutes. M4 junctions 15 and 16 are readily accessible. The village is situated about 4 miles north of the World Heritage Site of Avebury within the North Downs Area of Outstanding Natural Beauty. The surrounding countryside is ideal for riding, cycling and walking.

DESCRIPTION

5 Yew Tree Lane is a substantial four-bedroom detached family house located towards the edge of the popular village of Broad Hinton. The house does now require a full renovation throughout but offers huge potential to the incoming purchaser to restore and make it their own.

At c1822 square feet, there is a wealth of accommodation and comprises of a good-sized kitchen / breakfast room and separate dining room. The sitting room is of generous proportions and leads through to the conservatory and garden beyond. The ground floor accommodation is completed with the utility room and cloakroom off the entrance hall.

Upstairs all the bedrooms are accessed off the landing. The principal bedroom benefits from an en-suite bathroom and the three further bedrooms are served by the family bathroom.

OUTSIDE

Approached via a shared driveway leading to a large parking area offering ample driveway parking and a double garage. There is an area of garden to the front and side access around to the sizeable rear garden - both would benefit from landscaping to return it to its former glory.

REQUIRING COMPLETE RENOVATION, THIS IS A SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE LOCATED IN A POPULAR VILLAGE LOCATION.



SERVICES AND MATERIAL INFORMATION

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

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

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

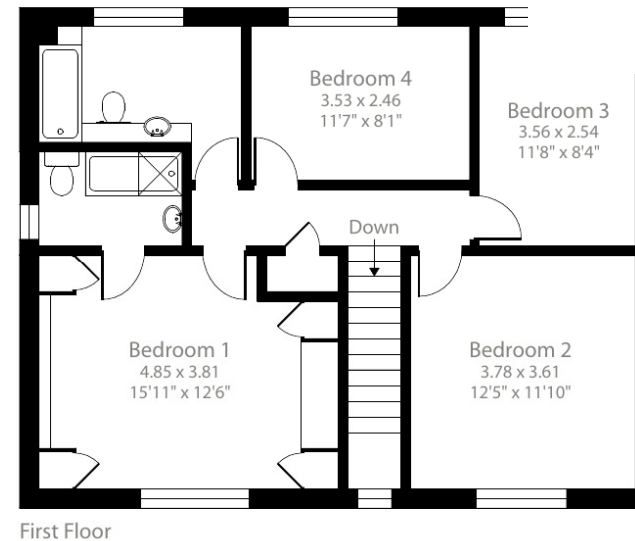
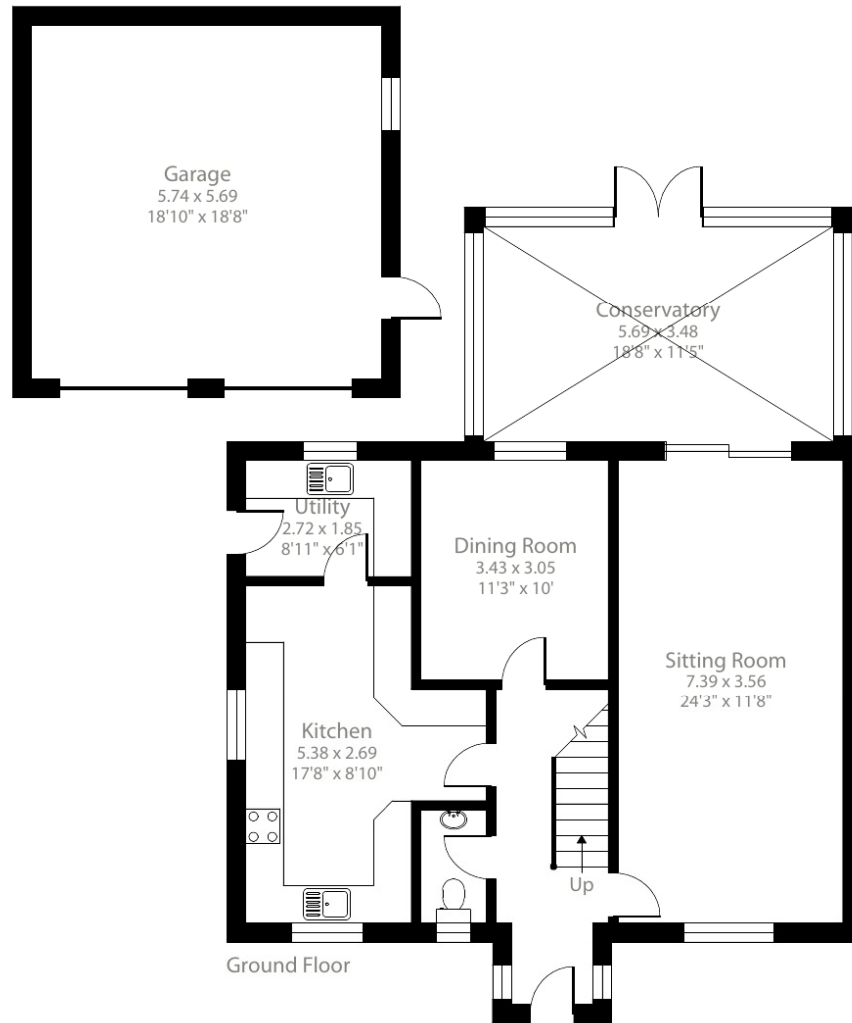
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Approximate Area = 1822 sq ft / 169.2 sq m

Garage = 351 sq ft / 32.6 sq m

Total = 2173 sq ft / 201.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Carter Jonas. REF: 1138154

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