



**FOREST ROAD
WOOTTON RIVERS**

Carter Jonas

4 FOREST ROAD, WOOTTON RIVERS, MARLBOROUGH, SN8 4NL

BACKING ONTO OPEN COUNTRYSIDE, THIS IS AN IMMACULATE AND BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW, WITH APPROVED PLANNING PERMISSION TO EXTEND.

AMENITIES

- Semi-detached
- Sitting room
- Kitchen
- Utility room
- 2 bedrooms
- Bathroom
- Off road parking
- Planning approved to extend

SITUATION

Just a few miles from the lovely market town of Marlborough and village of Pewsey, Wootton Rivers is a beautiful and unspoilt village tucked away in a wonderful setting amidst the gently rolling hills and open farmland of the Vale of Pewsey. Dating back many hundreds of years, the village exhibits many of the best architectural features of this area, with flint and thatch very much prevalent. It feels a world away from the hustle and bustle of modern life, yet it offers the best of both worlds - secluded and peaceful while being quickly accessible to excellent schools, a wide range of shops, and commuting via road and rail. The Kennet and Avon canal runs through the village and there is a popular village pub, The Royal Oak, village hall, ancient church and there are few settings in this area more lovely.

DESCRIPTION

Occupying an idyllic spot backing onto open countryside, 4 Forest Road is a beautifully presented two-bedroom semi-detached bungalow of brick elevations under a tiled roof and relieved by double glazed windows. Situated in the sought-after rural village of Wootton Rivers, the house is well located and close to both Pewsey and Marlborough.

The property has been recently renovated to the highest of standards and enjoys a bright and airy feel throughout. The sitting room is located at the front of the property and offers a welcoming space in which to relax and links nicely through to the kitchen.

The modern kitchen has lovely wooden floors and is fitted with a good range of floor and wall mounted units and appliances. There is a small outbuilding to the rear of the property which would make a perfect utility room.

There are two double bedrooms which are both served by the beautifully appointed shower room.

The property benefits from having approved planning permission (PL/2024/08867) to create an open plan kitchen/living room and an adjoining dining room, as well as a utility room and an ensuite to the main bedroom.



OUTSIDE

Set behind a wooden picket fence, there is a pathway leading to the front door. The generous garden is predominately to the side of the property and is mainly laid to lawn with mature trees + shrubs. From here to you can enjoy a stunning rural outlook to the rear over open fields. There is off street parking for numerous vehicles.

TENURE Freehold

EPC BAND E.

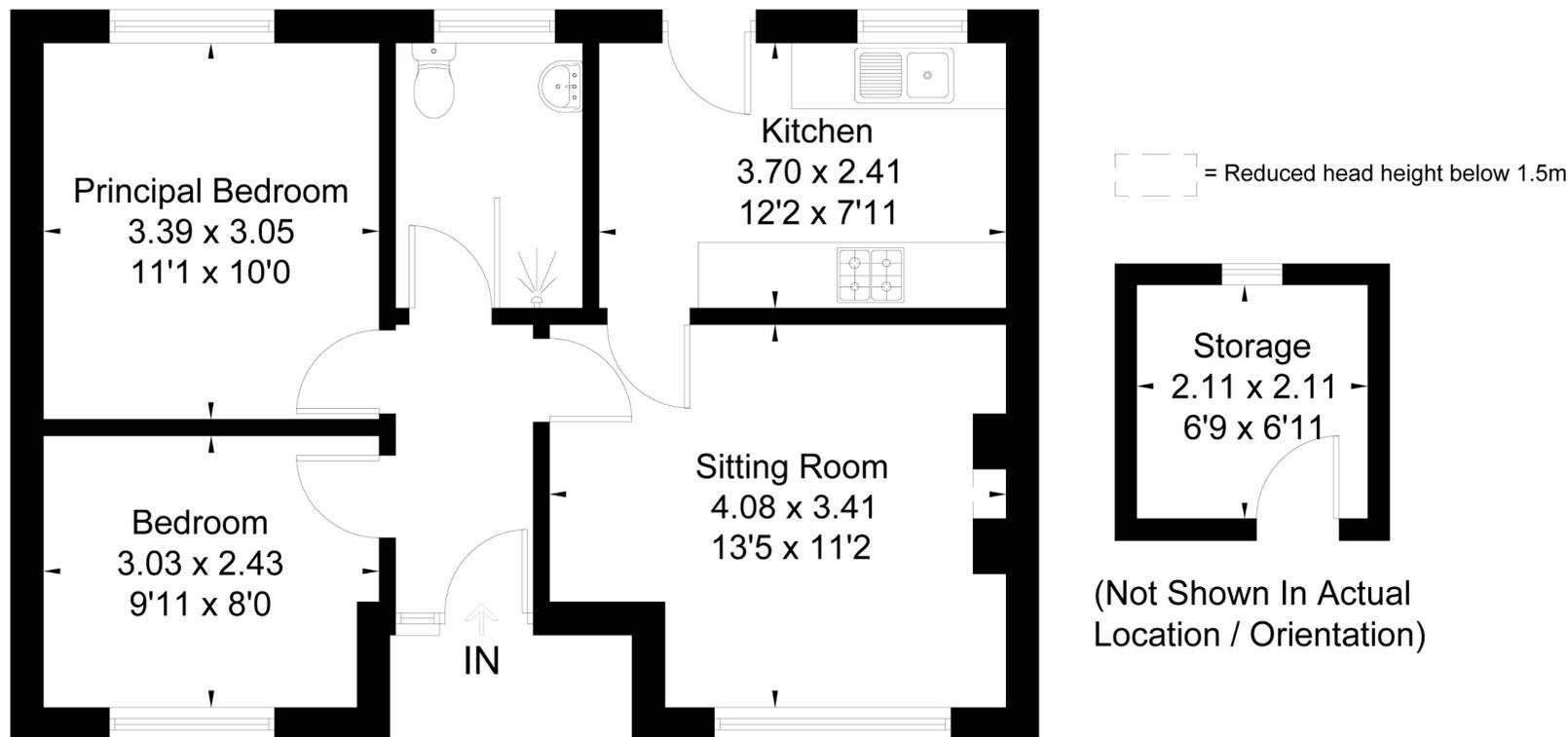
GUIDE PRICE: £325,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Forest Road, Wootton Rivers Wootton Rivers Marlborough, SN8
Approximate Area = 538 sq ft / 50.0 sq m
Storage = 47 sq ft / 4.0 sq m
Total = 585 sq ft / 54.0 sq m



Ground 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 #62745

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