



CHURCH LANE,
LOWER FYFIELD

Carter Jonas

1 CHURCH LANE, LOWER FYFIELD, MARLBOROUGH, SN8 1PY

A DETACHED FIVE BEDROOM FAMILY HOME SET IN THE PICTURESQUE VILLAGE OF LOWER FYFIELD.

AMENITIES

- Detached family home
- Sitting room
- Kitchen
- Dining room
- Five bedrooms
- Four bathrooms
- Garden and driveway parking
- Village location

SITUATION

Fyfield is a charming village situated 2 miles west of Marlborough, close to Avebury and the Marlborough Downs & is in catchment for St John's Marlborough, whilst Kennet Valley primary is in Lockeridge, as is the Who'd A Thought It pub. Marlborough is a vibrant market town with the High Street enjoying the mantle of 'the widest high street in England'. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping discovered off the historic high street and the newly opened Parade cinema offers mainstream movies and delicious food. Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Offered to the market with no onward chain, 1 Church Lane is a well presented five bedroom house offering flexible accommodation in a highly regarded rural village just west of the historic market town of Marlborough.

With a dual aspect reception room with fireplace and double doors into the garden, there is also an adjoining dining room. The kitchen with utility room and nearby cloakroom provide access to the rear garden making it ideal for muddy boot and paws. There is a generously proportioned ground floor bedroom with its own ensuite, offering flexibility of living space for when guests come to stay or for older relatives.

Of particular note is the enormous principal bedroom suite with dressing room and ensuite bathroom. The second bedroom also benefits from having its own ensuite bathroom, while the other two double bedrooms are served by the well-appointed family bathroom.



OUTSIDE

To the front of the property are views across to the village church and fields beyond. A driveway provides off-street parking for two to three vehicles and there is an area of lawn to the side, all enclosed by mature hedging. The rear garden is fully enclosed by close board fencing and has an array of mature shrub and flowers borders. A large paved area provides the perfect place to sit out and enjoy the sunshine in this south-east facing garden. There is a small lawned area and a timber built shed providing garden storage space.

GUIDE PRICE: £700,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

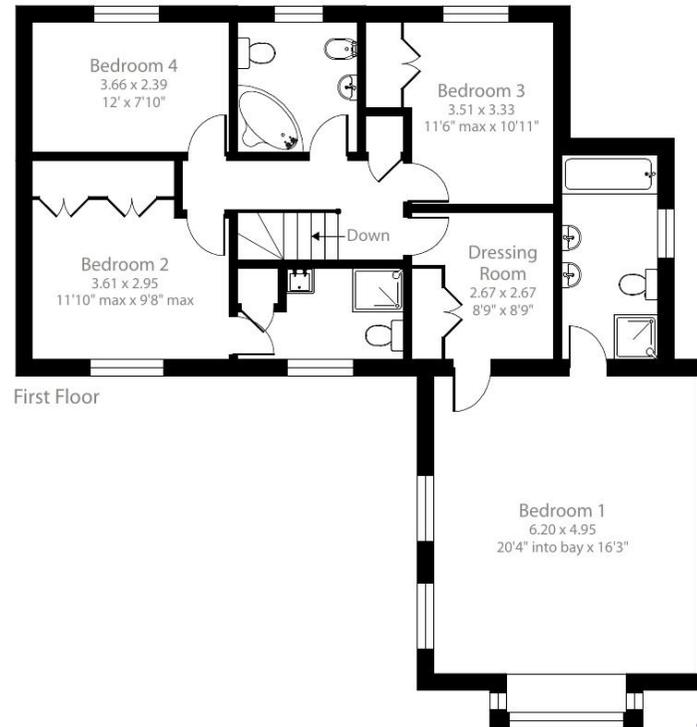
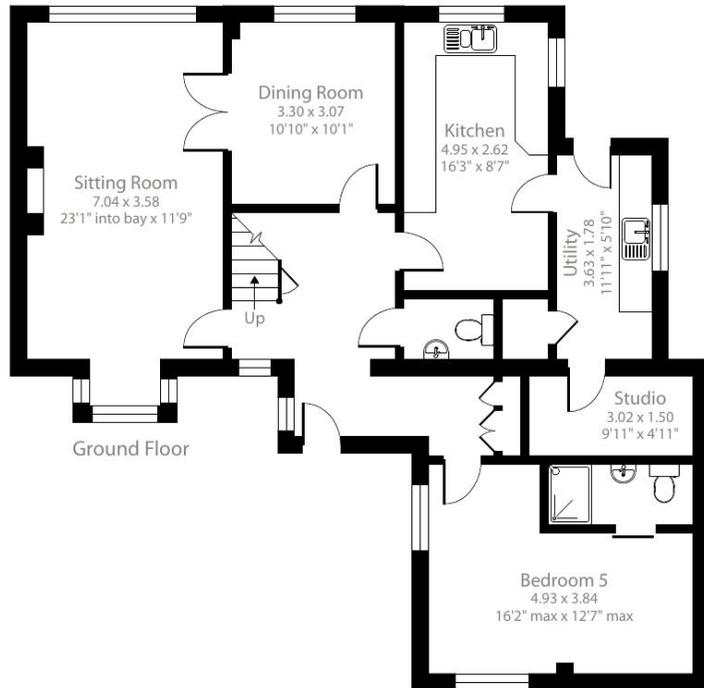


Classification L2 - Business Data

Church Lane, Lower Fyfield, Marlborough, SN8

Approximate Area = 2125 sq ft / 197.4 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Carter Jonas. REF: 1260621

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