



**RECTORY CLOSE,
ALTON BARNES**

Carter Jonas

6 RECTORY CLOSE, ALTON BARNES, SN8 4LE

AMENITIES

- Semi-detached family home
- Sitting room
- Kitchen/breakfast room
- three bedrooms
- Garden
- Village location
- Renovation required
- Potential to extend

SITUATION

The property is located in the picturesque hamlet of Alton Barnes; occupying a rural position in Alton Barnes, about 5 miles south of Marlborough and 4 miles from the desirable village of Pewsey, with far reaching views across the Marlborough Downs and beyond. The area is designated as one of "Outstanding Natural Beauty". The nearby historic market town of Marlborough provides an excellent range of shopping and leisure facilities. There are well regarded state and independent schools for all ages in the vicinity. The area has good rail and road communications including commuter services to London from Swindon (Paddington about 1 hour) Pewsey just over 1 hour and Great Bedwyn (Paddington about 70 minutes). Alton Barnes is about 10 miles from Junctions 14 & 15 M4. The house is surrounded by unspoilt countryside along the Canal and is ideally placed to access myriad footpaths and bridleways.

DESCRIPTION

A 3 bedroomed semi detached house offered for sale in the idyllic hamlet of Alton Barnes. Offered for sale in need of refurbishment & benefitting from enormous extension potential (stpp) this is a rare opportunity to really stamp your own style.

Sold with no onward chain, the property offers spacious accommodation arranged over two floors. On the ground floor is the reception room to the front, with open fireplace, whilst to the rear is the eat-in kitchen overlooking the rear garden with open fields beyond. A large utility room outbuilding completes the ground floor. The kitchen has a good range of built in units.

On the first floor, the principal bedroom is to the rear of the property. There are two further bedrooms, one double and one smaller double, which are both served by the family bathroom.

A 3 BEDROOMED SEMI DETACHED HOUSE OFFERED FOR SALE IN THE IDYLIC HAMLET OF ALTON BARNES. OFFERED FOR SALE IN NEED OF REFURBISHMENT & BENEFITTING FROM ENORMOUS EXTENSION POTENTIAL (STPP).



OUTSIDE

To the rear of the property is a well proportioned garden mainly laid to lawn accessed off the kitchen.

GUIDE PRICE: £255,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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