

35 Downsmead, Baydon, Marlborough, Wiltshire, SN8 2LQ

Freehold

Offers In Excess of **£525,000**

jones robinson

SIMUL MOVERE



A beautifully extended four-bedroom detached family home, offering over 2,000 sq ft of generous living space, complete with a double garage and set in a sought-after cul-de-sac location.

- Entrance hall
- Dual aspect sitting room with gas fire
- Dining room
- Spacious kitchen
- Downstairs cloakroom
- Double garage
- Area of Outstanding Natural Beauty
- St. John's School catchment area

SITUATION

Baydon is a delightful and sought-after village found on the old Roman Road in Ermin Street. Younger children are well served by Baydon's village school within a short walking distance. It is also catchment for the prestigious Ofsted 'Outstanding' St John's Academy. St Nicholas Church is located in the centre of the village, with a village shop and post office nearby. Baydon provides easy access to the M4, approximately 6 miles to junction 14 and 7 miles to junction 15. Railway access is 9 miles away in Hungerford.

DESCRIPTION

Thoughtfully reconfigured by the current owners, the ground floor provides an excellent balance of formal and informal living spaces. A separate dining room is perfect for family meals and entertaining, while the impressive family room offers a bright and flexible space. The generous dual-aspect sitting room is bathed in natural light and features a contemporary gas fireplace, creating an inviting focal point for relaxation.

The well-appointed kitchen is fitted with an extensive range of storage units and generous worktop space, with ample room for a family dining table. A cloakroom and useful storage cupboard complete the ground floor accommodation.

Upstairs, the spacious main bedroom benefits from fitted wardrobes and a stylish en-suite bathroom. There are two further well-proportioned double bedrooms, a comfortable single bedroom and a modern family bathroom, providing excellent accommodation for families of all ages.











OUTSIDE

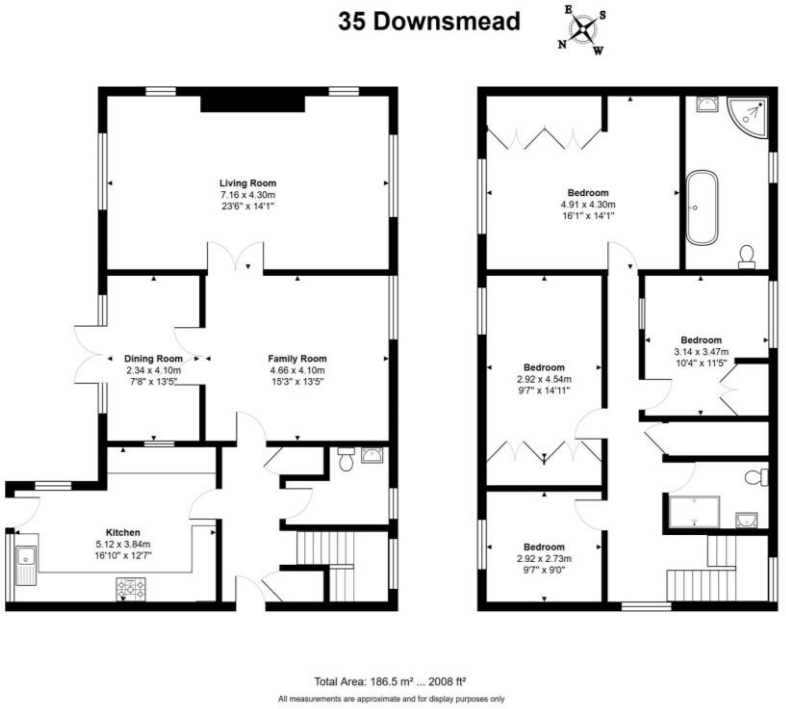
The front of the property features a lawned garden and a driveway providing parking for multiple vehicles, alongside a double garage with an automated door, power, and lighting. To the rear, the secure garden is mainly laid to lawn with mature shrubs and planting, complemented by a patio area ideal for al-fresco dining.

SERVICES & MATERIAL INFORMATION

All mains services are connected and the property operates on gas central heating.
Council tax band: E
Energy efficiency rating: C

What3Words: insurance.tunes.debating





Total Area: 186.5 m² ... 2008 ft²

All measurements are approximate and for display purposes only

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