



**The Old Bakery, East Grafton,
Marlborough, Wiltshire SN8 3DF**

AN ATTRACTIVE PERIOD HOUSE WITH SCOPE FOR IMPROVEMENT IN A LARGE GARDEN

- Popular and pretty Wiltshire village close to Marlborough, Pewsey, Hungerford and the Savernake forest
- Characterful accommodation with beamed ceiling some panelled walls and open fireplaces, two reception rooms, kitchen/breakfast room, Four bedrooms and a bathroom
- Partially converted Garden room which could suit a number of uses subject to the relevant consents
- Traditional cottage garden with wooded area and parking of 0.26 acres

Location

East Grafton is a pretty Wiltshire village lying 8 miles south of Marlborough and 8 miles west of Hungerford, in an Area of Outstanding Natural

Beauty. The nearby market town of Marlborough provides a wide range of shopping and leisure facilities whilst the larger regional centres of Newbury, Andover, Salisbury and Swindon offer a wider range of services.

The M4 at junction 14 just to the north of Hungerford is easily accessible with the A338 giving fast access to the A303 to the south and to the M3 via Andover 15 miles to the south. Train stations can be found at Swindon, Great Bedwyn and Hungerford with regular train services to London Paddington and times of around 60 minutes.

There are a number of excellent schools in the area including primary schools at Burbage and Great Bedwyn, St Francis Pewsey, Pinewood, St Johns Academy Marlborough, Marlborough College, St Mary's Calne and Dauntsey's.

The house lies on the eastern edge of the village in a Conservation Area.

Description

This semi-detached Grade II Listed property is believed to date from the 18th Century and is of painted brick elevations with some sash, some leaded and some Crittall windows under a pitched thatched roof which has been largely re-thatched in 2026. The accommodation offers a wealth of charm and character with beamed ceiling and walls, open fireplaces fireplace and some leaded windows and offering the opportunity for some updating.

The front door leads to the **Hall** tiled floor stairs to the first floor and storage cupboard. Double aspect **Sitting Room** carpeted with panelled wall and beamed ceiling and Jetmaster open fireplace. **Kitchen/Breakfast Room** with quarry tiled flooring, beamed ceiling and exposed brick

work in the breakfast area. There are oak floor and wall units with a sink and space for a cooker, fridge and dishwasher, ornate iron range and leading to a **Washroom** with wc and hand basin space for a washing machine. A former Bread oven has been opened up to provide ideal wine storage area given the thick walls and to give access to the **Dining Room** carpeted with open fireplace and beamed ceiling.

Stairs lead to the first floor landing with exposed floorboards and some carpeting. There are **two Double Bedrooms** and **two single Bedrooms** and a **Bathroom** with vinyl floor, hand basin and bath with electric shower.

Close to the house in the garden is a brick and tiled roof Garden room which has been mostly converted to create additional space which could suit a number of different uses subject to the relevant consents





OUTSIDE

This attractive property has its own drive leading to a parking area. A path runs through the cottage garden with mature flower beds and a lawned area, to the front door. On the other side of the parking is a wooded garden area which provides additional space. The garden is mostly bordered by close boarded fencing and mature hedging.

Tenure

Freehold

Council tax

Band D

Services

Mains water, electricity and drainage. Oil fired central heating. Broadband fibre to cabinet 76 Mbps download, 15 Mbps upload: source Openreach speed checker

Local Authority

Wiltshire Council: 0300 456 0100

Agents Note:

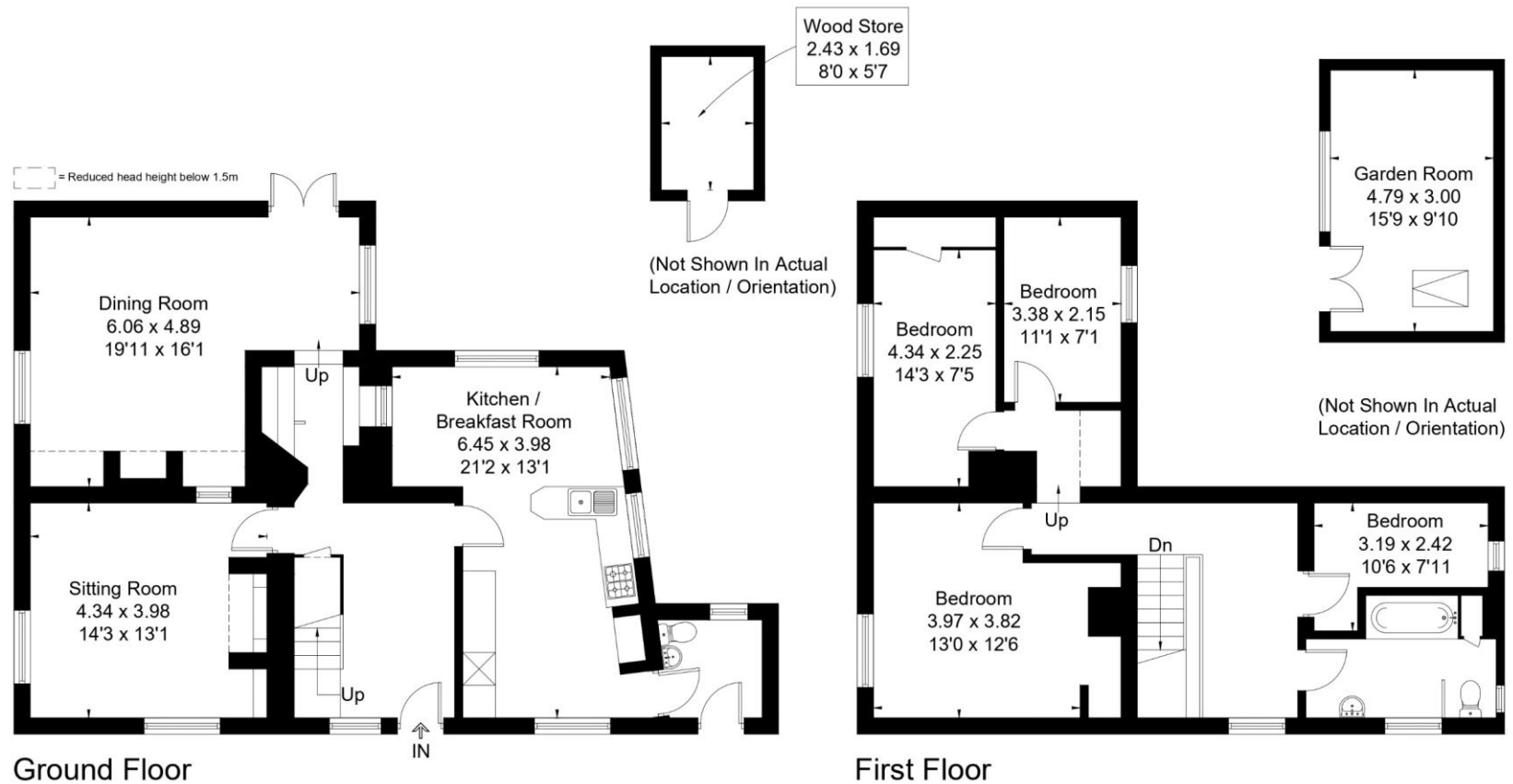
The Vendors will be including a development restriction clause in the conveyance relative to the wooded garden area.

Directions

What3words: laugh.lemons.units



Approximate Floor Area = 160.7 sq m / 1730 sq ft
 Outbuildings = 18.6 sq m / 200 sq ft
 Total = 179.3 sq m / 1930 sq ft



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 #113020



Important Notice

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