



## 1 BREACH COTTAGES

HAM, MARLBOROUGH, WILTSHIRE, SN8 3QY



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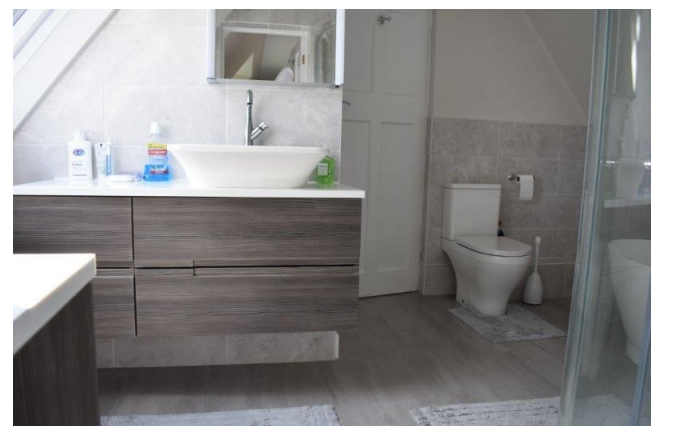
Approximately 5 Miles to Hungerford Town Centre with Railway Links to London Paddington (approximately 1 Hour) and The West Country

Approximately 10 Miles to Marlborough

- Freehold
- Semi-Detached House
- Entrance Hall
- Cloakroom/W.C
- Drawing Room
- Study/Family Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms
- En-Suite Bathroom
- Further Shower Room
- Driveway
- Wonderful Views
- Beautifully Landscaped Garden & Grounds

### Situation

The house is situated on the outskirts of Ham, a picturesque Wiltshire Village with a village green. The nearby Town of Hungerford (approximately 5 miles) is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Also nearby is the Historic Town of Marlborough (approximately 10 miles). This thriving market Town has an extensive range of upmarket shops, public houses, restaurants and cafes along with plenty of amenities including: Marlborough College, a sports centre and a highly rated secondary school, St. Johns.



GUIDE PRICE £800,000





**The Property**

A beautifully presented Semi-Detached house occupying a wonderful rural position with glorious far reaching views over the surrounding countryside. This immaculate home is presented in pristine order throughout and offers flexible living accommodation over two floors. On the ground floor there is a double aspect Drawing Room with an open fireplace, and a Study/Family Room which leads through to the Dining Room and in turn a superb high quality Kitchen/Breakfast Room complete with an AGA, granite work surfaces and a large central island. Upstairs, the far reaching views are even more breath-taking and are enjoyed from every window. The generous sized Master Bedroom is served by a luxurious en-suite Jack & Jill Bathroom which includes a free standing Bath and a shower cubicle complimented by beautifully tiled surrounds. There are two further Bedrooms served by an equally sumptuous shower room. This very special home will appeal to those who seek peace and tranquillity and open rural views.

**Outside**

At the front of the house, gates open onto a driveway which can accommodate several cars. The jewel in the crown of this house is undoubtedly the magnificent garden which has been beautifully landscaped and extends to approximately 2/3rds of an acre. The garden includes a wide sun Terrace rising to expansive lawns, a wildflower area, stocked borders and a large natural style wildlife pond. The garden backs directly onto farmland



**Services**

- Mains Electricity
- Oil Fired Heating
- Private Water & Drainage



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