



**THE BEECHES,
WINTERBOURNE MONKTON**

Carter Jonas

12 THE BEECHES, WINTERBOURNE MONKTON, SWINDON, WILTSHIRE, SN4 9NL

**A RARE OPPORTUNITY TO PURCHASE A TWO-BEDROOM MID TERRACE BUNGALOW
ON SURPRISINGLY GENEROUS PLOT.**

KEY FEATURES

- Sought-after village location in Winterborne Monkton
- Two-bedroom mid-terrace bungalow
- Excellent renovation and modernisation opportunity
- Spacious sitting room
- Generous plot with established gardens
- Well-proportioned accommodation throughout
- Potential to extend or reconfigure (subject to consent)
- Peaceful countryside setting
- Easy access to Marlborough and Devizes
- Rare opportunity to create a bespoke home in a desirable rural location



SITUATION

The Beeches is quietly located at the northern end of this rural hamlet. Winterbourne Monkton faces the Marlborough Downs and is one mile north of the historic village of Avebury with its Stone Circle. The district is steeped in history with the ancient Silbury Hill and West Kennet Long Barrow within 2 miles. The village is situated about 8 miles north west of Marlborough; Swindon is about 9 miles to the north with access to the M4 from Junctions 15 and 16. There are local facilities at Avebury including a village shop, post office and pub and at Broad Hinton with village shop and primary school. The village itself has a pub and church and is set amongst rolling downland.

DESCRIPTION

Charming Two-Bedroom Bungalow in Sought-After Winterborne Monkton

Situated in the highly desirable village of Winterborne Monkton, this unmodernised two-bedroom mid terrace bungalow presents an excellent opportunity for purchasers seeking a property to renovate and personalise to their own tastes and requirements.

Occupying a generous plot, the property offers well-proportioned accommodation including a welcoming entrance hall, spacious sitting room, kitchen, two bedrooms and a family bathroom. While requiring updating throughout, the bungalow provides a solid foundation for refurbishment and has significant potential to enhance, reconfigure or extend, subject to the necessary consents.



OUTSIDE

Externally, the property benefits from established gardens and further scope to improve and create an attractive outdoor space. The bungalow enjoys a peaceful village setting with easy access to nearby Marlborough, Devizes and the wider Wiltshire countryside.

Winterborne Monkton is a picturesque and highly regarded village, located amidst rolling downland and within easy reach of local amenities, transport links and walking routes.

This is a rare opportunity to acquire a property with considerable potential in an enviable rural location, offering the chance to create a bespoke home in one of Wiltshire's most sought-after villages.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, electric heating
- Council tax band: A
- Energy efficiency rating: F
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

ROOM MEASUREMENTS

Kitchen 10'6" x 8'6"

Reception room 13'7" x 13'8"

Master Bedroom 9'8" x 12'8"

Bedroom 2 7'11" x 8'10"

Bathroom 6'4" x 5'10"

GUIDE PRICE £175,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

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