



WEST OVERTON,
MARLBOROUGH

Carter Jonas

1 FORGE LANE, WEST OVERTON, MARLBOROUGH, WILTSHIRE, SN8 4ET

AMENITIES

- Kitchen/Dining/Family Room
- Sitting room with working fireplace
- Four bedrooms
- Family Bathroom and downstairs shower room
- Popular village location
- Large Garden
- Flexible accommodation
- No onward chain

SITUATION

1 Forge Lane is situated in the charming and peaceful village of West Overton, a small village in the Kennet Valley surrounded by downland, which is a designated Area of Outstanding Natural Beauty and is situated 3 miles from the Neolithic site of Avebury, a World Heritage Site. There is a parish church and it is located within a few miles of sought after primary schools.

The popular market town of Marlborough is approximately 4 miles to the east offering a good range of shops, coffee shops and restaurants, a sports centre and secondary schools including St John's, Marlborough College, St Mary's Calne and Pinewood School.

Pewsey is approximately 6 miles away providing a fast rail links to London Paddington (c1 hour). The M4 motorway is also within easy reach. Open countryside rises up on either side of the village providing ideal walking, riding and mountain biking and there is fly fishing available on the River Kennet and golf courses at Marlborough, Calne and Ogbourne St. George.

DESCRIPTION

1 Forge Lane is a deceptively spacious three/four bedroom semi-detached period house located in the heart of West Overton.

From the front garden, there is a small, covered porch and door leading to an inner hallway, off which the sitting room is accessed. The sitting room, centred around the open fireplace, has a cosy feel to it and overlooks the front garden.

The kitchen/dining/family room, with beautifully high ceilings, is such an impressive space and the ideal place to cook and entertain. The kitchen is fitted with a good range of floor and wall mounted units and leads through to the handy utility in the rear hall.

This house enjoys great flexibility to the space and has been cleverly extended over the years. The fourth bedroom is located at the rear of the house but would make a perfect home office or studio depending on needs. This bedroom is served by the well-appointed shower room.

A CHARMING THREE/FOUR BEDROOM SEMI-DETACHED HOUSE LOCATED IN A POPULAR VILLAGE C4 MILES TO THE WEST OF MARLBOROUGH.



Stairs lead to the first floor where there are three bedrooms (two doubles and one single), all of which are served by the family bathroom.

Importantly, the village of West Overton lies in catchment for St John's Academy in Marlborough.

OUTSIDE

The house is approached via the lane with a path leading through the front garden to the property. Parking is currently on the lane but there is the possibility (as the neighbouring house has done and subject to planning) to create off-street parking at the front of the house.

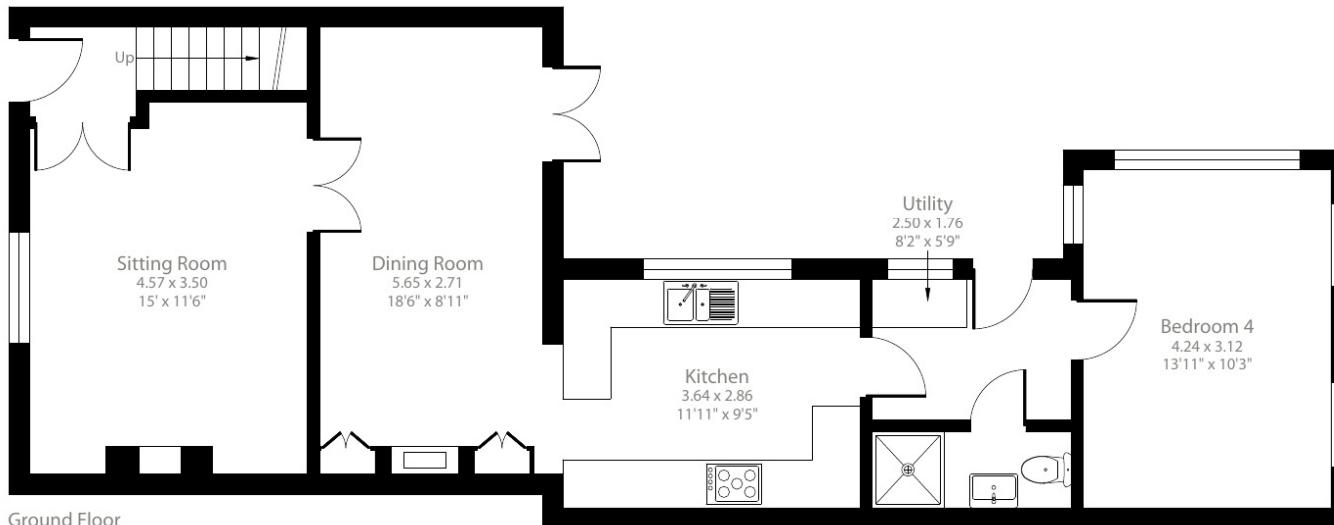
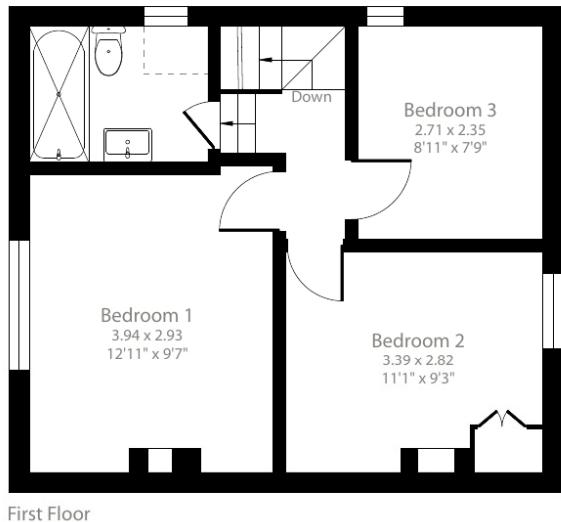
The good-sized rear garden is mainly laid to lawn with a good variety of trees and shrubs. A paved terrace is accessed off the kitchen offering an ideal spot to sit and relax during the summer months. A greenhouse and garden shed are located at the rear of the garden.

GUIDE PRICE: £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office
Classification L2 - Business Data



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Forge Lane, West Overton, Marlborough, SN8

Approximate Area = 1127 sq ft / 104.7 sq m

Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for further details



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Carter Jonas. REF: 1335807

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