



Southfield, West Overton

Carter Jonas

20 Southfield, West Overton

SN8 4HE

A RARE OPPORTUNITY TO ACQUIRE AN UNMODERNISED 3 BEDROOM MID TERRACE PROPERTY IN THE POPULAR VILLAGE OF WEST OVERTON.

KEY FEATURES

Hall

Double Reception Room

Kitchen

Two Double Bedrooms

3rd, Single Bedroom

In need of full refurb

Expansive Gardens

Off Street Parking



SITUATION

20 Southfield 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, in Lockeridge and Manton, with the nearest pub The Burj at the Bell or the Who'd a Thought It in Lockeridge.

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

Offered to the market for the first time in 30 years this three bedroom mid terrace house is in need of complete refurbishment, giving the incoming purchase the opportunity to stamp their own mark on the property. Potential to extend stpp.

OUTSIDE

There is a sizeable front garden that could, stpp, be converted to off street parking for a number of cars, whilst the rear, walled garden is a real blank canvas. There is also a single, offset garage with parking in front to the rear of the garden.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating.
- Council tax band: C - <https://www.tax.service.gov.uk/check-council-tax-band/property/3fc0b617-cc1b-1ca1-cf21-46cd72e6345d>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £215,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

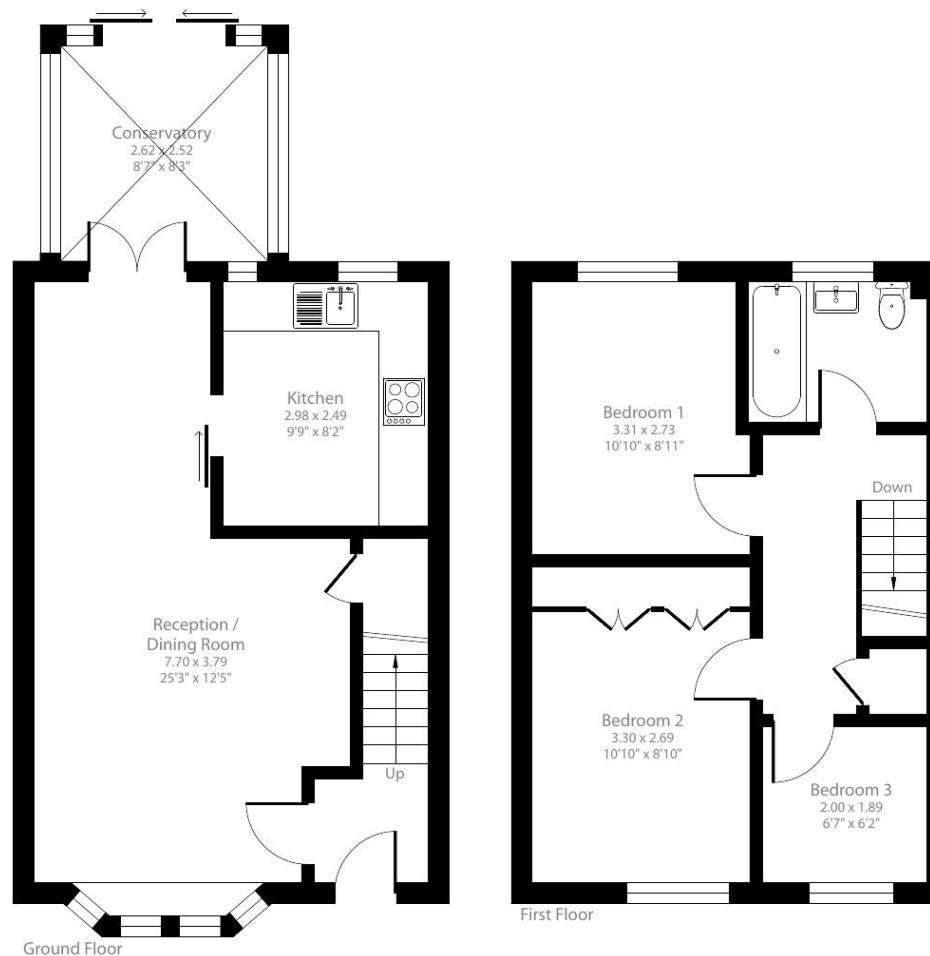




Southfield, West Overton, Marlborough, SN8

Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



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: 1347498

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Classification L2 - Business Data