



Homeside, 97 Broad Street  
Beechingstoke SN9 6HW

Carter Jonas

## Homeside, 97 Broad Street, BEECHINGSTOKE SN9 6HW

### AMENITIES

- Semi Detached House
- 2 Bedrooms
- 2 Reception Rooms
- Garden
- Driveway parking
- Double Garage
- Highly sought-after village
- No onward chain

### SITUATION

Woodborough itself is a charming, sought after village with a friendly community, beautiful walking routes, and easy connections to Pewsey, Marlborough, and Devizes. With fast rail links to London from nearby Pewsey and excellent local amenities close at hand, the location offers a superb balance of country and connectivity. Highly regarded local primary school, Woodborough C of E, a popular pub - The 7 Stars & Garden Centre complete the offering. A lovely home in a wonderful setting—viewing is highly recommended.

### DESCRIPTION

Set in the peaceful rural outskirts of the ever popular village of Woodborough, this delightful two bedroom semi-detached home offers the perfect blend of countryside calm and modern comfort. Surrounded by rolling Wiltshire landscapes and picturesque lanes, the property makes an ideal first home, downsize or investment opportunity. Inside, the accommodation is bright and well presented throughout, featuring a welcoming sitting room, replete with wood burner, a modern fitted kitchen, and two comfortable bedrooms. The home is ready to move straight into, while still offering scope for personal touches. Of particular note, especially in today's climate, are the solar panels on the south westerly facing garage roof.

## A SPACIOUS & WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE, WELL LOCATED IN THE PRETTY VILLAGE OF BEECHINGSTOKE.



### OUTSIDE

The property enjoys an enclosed garden—perfect for outdoor dining, gardening enthusiasts, or simply soaking up the tranquillity of rural living. Off street parking & double garage further adds to the convenience.

### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Oil fired central Heating; Solar Panels
- Council tax band: B
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website for more details

**GUIDE PRICE:** £375,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

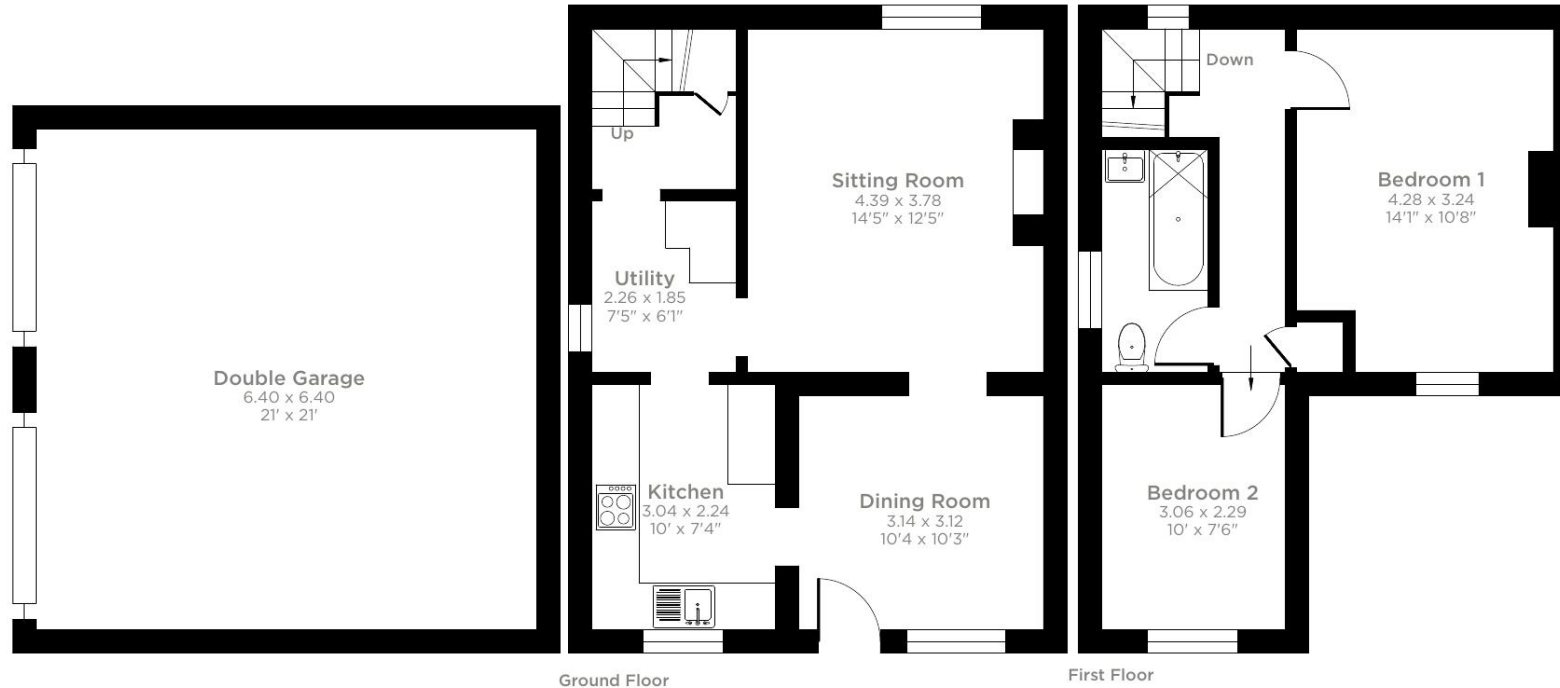
# Broad Street, Beechingstoke, Pewsey, SN9

Approximate Area = 833 sq ft / 77.3 sq m

Garage = 441 sq ft / 40.9 sq m

Total = 1274 sq ft / 118.2 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). © n̄che.com 2026. Produced for Carter Jonas. REF: 1429873

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

*These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.*

Classification L2 - Business Data