



## Village Location

Guide Price £495,000

Winkworth



## FORGE LANE

West Overton SN8 4ET

**Stunning Extended 3-bedroom semi-detached house situated in a charming village. This property boasts a beautiful garden and off-street parking. Ideal for families or those seeking a peaceful retreat.**

Nestled in the heart of a picturesque village, this charming extended semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient family home. Boasting three well-proportioned bedrooms, master bedroom with built-in wardrobes, this property offers good accommodation.

Upon entering, you will be greeted by a welcoming hallway leading to a bright and airy living room with open fire. The well-appointed modern fitted kitchen/dining room provides a delightful space for entertaining with ample cupboards and built-in appliances.

The property benefits from a private garden, offering a peaceful retreat for outdoor activities and gatherings. There is a useful workshop with power and light providing good storage. Off-street parking is available, ensuring convenience for residents and their guests.

Situated in a sought-after village, residents can enjoy the tranquillity of rural living while still being within close proximity to essential amenities, including shops, schools, and public transport links.

At a Glance:

- Hallway
- Lounge
- Kitchen/Dining Room
- Utility Room & Cloakroom
- Three double bedrooms
- Family Bathroom
- Driveway Parking
- Large Workshop/Garden Shed

Services: Mains water and drainage, electric and oil central heating.

Council Tax: D

EPC: E



## LOCATION

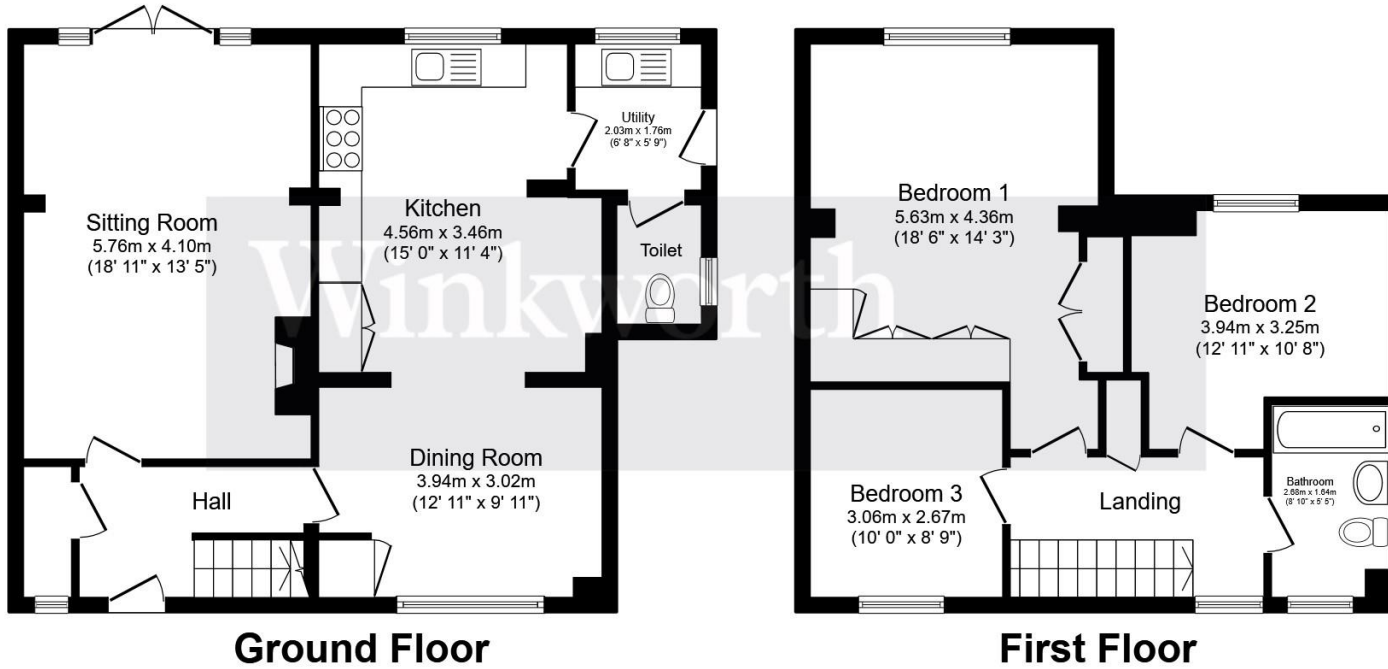
Forge Lane is situated in the hamlet of West Overton, with far reaching views over adjoining open countryside. West Overton is a small village in the Kennet Valley surrounded by downland, which is designated as an Area of Outstanding Natural Beauty. The market town of Marlborough is approximately 4 miles to the east offering a good range of boutique shops, coffee bars and restaurants. Pewsey is approximately 6 miles away providing a rail link to London Paddington. The M4 motorway is also within easy reach. Nearby Lockeridge provides a church and excellent primary school and the Burj at The Bell is close by.

Directions:

What 3 words

<https://w3w.co/blissing.zaps.sediment>





Total floor area 119.5 sq.m. (1,287 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)