



**EAST GRAFTON,
MARLBOROUGH**

Carter Jonas

DEAN HOUSE, 5 GRAFTON PLACE, EAST GRAFTON, MARLBOROUGH, WILTSHIRE, SN8 3TU

A SUBSTANTIAL AND BEAUTIFULLY BALANCED FAMILY HOUSE IN A DESIRABLE VILLAGE SETTING, OFFERING SPACE, COMFORT AND VERSATILITY BOTH INSIDE AND OUT.

KEY FEATURES

- o Detached family house
- o 5 bedrooms
- o 3 bathrooms
- o Spacious kitchen/breakfast/family room
- o Separate dining room
- o Sitting room
- o Study
- o Beautifully maintained garden
- o Double garage and ample driveway parking
- o Centrally located in the village
- o Catchment for St. Johns Academy in Marlborough



SITUATION

Dean House is situated in the popular village of East Grafton, a small, picturesque village set around a pretty green in an Area of Outstanding Natural Beauty with an active community. The village lies to the south of the historic Savernake Forest and comprises a large village green, a church, village hall and direct access to the surrounding countryside. East Grafton is in the catchment area of the highly regarded St John's Marlborough (secondary) and Great Bedwyn School (primary), and the popular Sunflowers pre-school is located in the village. Comprehensive facilities are in both Marlborough and Hungerford 7 and 8 miles respectively. The neighbouring village of Burbage offers a doctor's surgery and a garage with a well-stocked shop and post office. Great Bedwyn with more extensive village facilities including a shop, station (Paddington in just over an hour), doctors' surgery and a number of sporting clubs is about 4 miles away. Within easy reach are the larger commercial centres of Newbury, Swindon and Salisbury and junction 14 of the M4 is 10 miles away.



DESCRIPTION

Situated in the desirable village of East Grafton, this substantial five-bedroom detached home delivers spacious accommodation, contemporary comfort, and a well-planned layout perfectly suited to family living.

A generous and inviting entrance hall creates an excellent first impression, leading through to a thoughtfully designed ground floor. The kitchen/breakfast/family room, featuring a woodburning stove, is located at the rear of the property overlooking the garden. This offers a fabulous space for entertaining and family meals and links seamlessly to outside with double doors opening on to the terrace. The kitchen is well-appointed with an extensive range of high-quality fitted units and integrated appliances, offering both style and practicality for modern living. Beyond is the large utility/boot room - an incredibly useful room with access to the side of the property.

A separate dining room offers a more formal setting, while the dual aspect sitting room, centred around the fireplace with gas stove, is a spacious yet cosy room with double doors opening onto the garden. A large study and downstairs cloakroom complete ground floor accommodation.

The first floor comprises five double bedrooms, offering flexibility for families and guests alike. The principal bedroom benefits from an ensuite, along with a second bedroom also enjoying ensuite facilities. The sizeable fifth bedroom, located above the garage, incorporates smart built-in storage and offers excellent versatility - perfectly suited as a playroom, hobby area or spacious guest accommodation.

OUTSIDE

Outside, the property continues to impress. A wide driveway leads to a double garage, ensuring ample parking.

The rear garden features a large terrace running the full width of the house, perfect for outdoor dining and relaxation, along with a substantial lawn, mature planting, and a variety of trees and shrubs. Two large garden sheds offer excellent additional storage.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: G
- Energy efficiency rating: E
- Internet & Mobile: Further information on availability

GUIDE PRICE "Offers over" £900,000 subject to contract

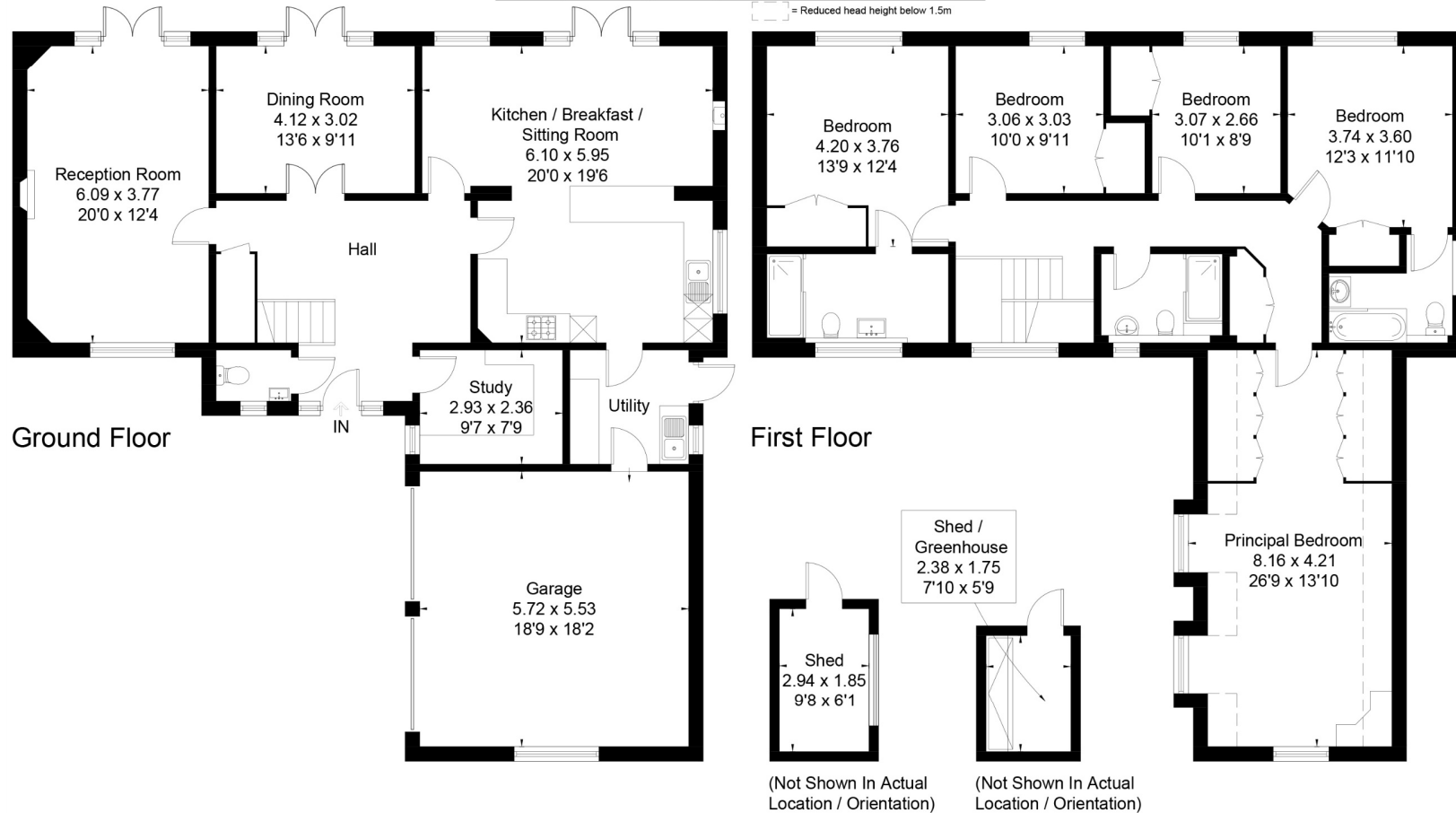
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Classification L2 - Business Data

Grafton Place, East Grafton Marlborough SN8
 Approximate Area = 2785 sq ft / 258.7 sq m
 Outbuilding = 45 sq ft / 4.2 sq m
 Total = 2830 sq ft / 262.9 sq m
 (Including Garage / Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108029

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