



FREEHOLD GUIDE PRICE  
**£425,000**  
**4 Lawn Farm Close**  
Pewsey SN9 5QA





**This delightful property is situated in the beautiful village of Milton Lilbourne and is being offered to the market with no onward chain. Features include wonderful exposed beams, a carport and a charming sitting room with vaulted ceiling and wood burning stove.**

- Beautiful barn conversion
- Car port
- No onward chain
- Delightful sitting room with exposed beams & vaulted ceiling

- Wood burning stove
- Quiet village location
- Well-presented accommodation
- Private garden



## LOCATION

Lawn Farm Close is quietly situated at the end of a private approach lane on the edge of this desirable village. Milton Lilbourne has a church, with further amenities available in Pewsey. Pewsey is a substantial village providing a comprehensive range of shops and amenities including both private and state schools, a sports centre with swimming pool, various pubs and restaurants and a fast and efficient rail service to London. The historic market town of Marlborough is approximately 8 miles to the north and Swindon, Salisbury, Oxford and Bath are easily accessible. The Kennet and Avon canal is just one mile to the north and the surrounding countryside of the Pewsey Vale is designated as an Area of Outstanding Natural Beauty. It comprises a rich agricultural valley surrounded by rolling downland.

## DESCRIPTION

This charming property was converted approximately 20 years ago from agricultural buildings dating back to the mid-19th century and forms part of this popular courtyard development. Well-presented accommodation comprises an entrance hallway, an impressive sitting room with wood burning stove, exposed beams and a vaulted ceiling and a cosy fitted kitchen/breakfast room. There is a wonderful master bedroom, two additional bedrooms and the family bathroom.





## OUTSIDE

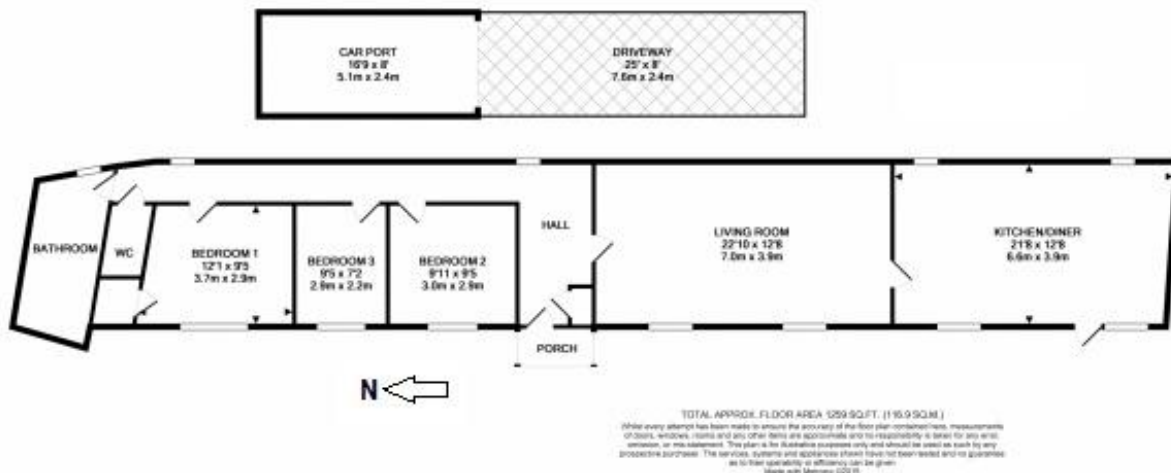
To the front of the property is an attractive private garden, which is mainly laid to lawn with established flower bed borders and a garden shed. Shared access into this development leads to a car port.

## SERVICES

All mains services connected. Energy efficiency rating F.







139b High Street  
Marlborough  
SN8 1HN

01672 556640  
sales@jonesrobinson.co.uk  
www.jonesrobinson.co.uk

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