



**Stylish modern three-bedroom terraced house in Marlborough**  
Guide Price £375,000



## THE ROWANS Marlborough SN8 4FL

    
3 1 1

### The Property

A smart wooden-clad terraced house, within walking distance to Marlborough High Street, comprising of an open plan kitchen/living room, a separate downstairs cloakroom, a small study, three substantial bedrooms and one large bathroom, perfect for a small family, or as a buy-to-let. Lusso stone bathroom and sanitaryware. Fibre optic broadband through the house.

### Situation

The property is set back, onto a quiet residential road, away from all the major arteries into Marlborough, but crucially stays very conveniently within walking distance to the bustling and vibrant Marlborough High Street. There is a Waitrose Supermarket and Rick Stein Restaurant with coffee shops and a good mix of independent retailers and national brands. The town also provides a Leisure centre, a library and most recently, an independent cinema.



### Garden

The property includes a small, low maintenance garden, comprising of a lawn and a shed. Additionally, just nearby is a large playing fields and the Marlborough Bowls Club.



Extensive shopping facilities are available in the nearby towns of Pewsey and Marlborough.



Communications are first class with easy access to the A4 and M4 providing fast access to London and the national motorway network.



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Golf at Marlborough golf club and Ogbourne Down golf club.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast.



There is a wide choice of nursey, primary and secondary schools, both state and private in the area including the well-known Marlborough College.

### General

Services: Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

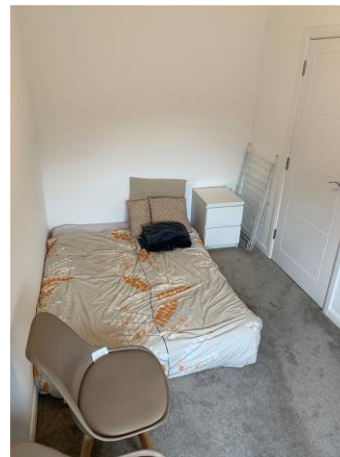
Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: B.

Council Tax Band: D

Postcode: SN8 4FL

Directions: <https://what3words.com/briefer.lotteries.herds>.

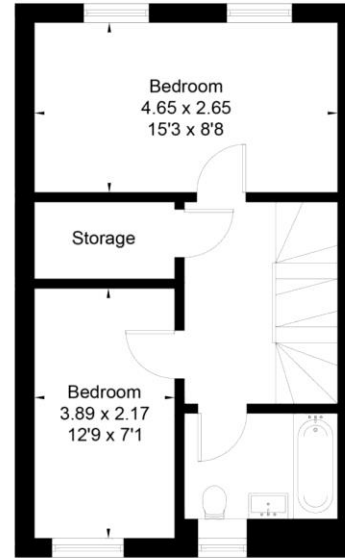


Energy Efficiency Rating		Current	Potential
<small>More energy efficient - lower running costs</small>			
(92-100)	A	86	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

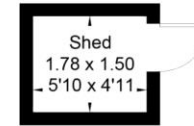
The Rowans, Marlborough, SN8  
 Approximate Area = 1062 sq ft / 98.7 sq m  
 (Excluding Shed)



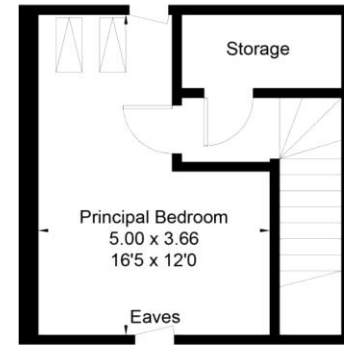
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor



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 #62062