



Ideal location

Guide Price £585,000

Winkworth



HYDE LANE Marlborough SN8 1YU



2 2 2 1

The Property

A light and well presented end of terrace house with accommodation arranged over 2 floors.

Outside

Directly to the rear of the property is a private courtyard garden, which offers a good degree of privacy, along with well kept communal gardens. There is a garage with electric roller shutter doors in addition to plenty of visitor parking.

Tenure: Leasehold. Lease Term: 150 years from 25 December 1998

Rent: Peppercorn

Service charge: £2,129 per quarter includes garden maintenance, laundry room, minibus to town, on site manager and the use of a guest suite (additional £25 per night).

Situation

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies.

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Broadband type

Highest available download speed	Highest available upload speed	Availability
Standard 28 Mbps	4 Mbps	Good
Superfast	--Not available	
Ultrafast 1000 Mbps	1000 Mbps	



Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



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.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



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 nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

General

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

Tenure: Leasehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D.

Council Tax Band: G.

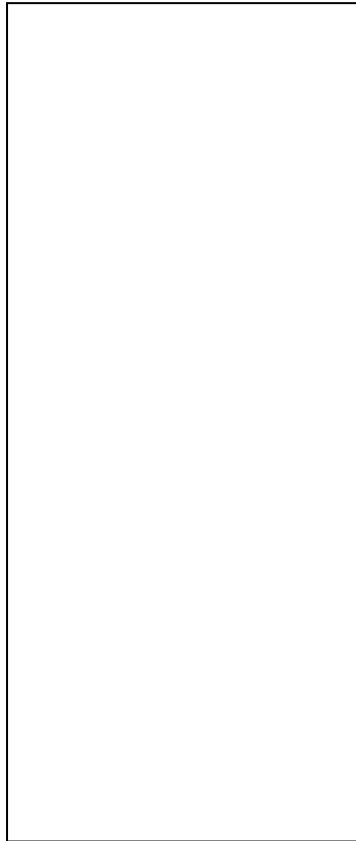
Postcode: SN8 1YU

Directions: what 3 words levels.nest.fewer

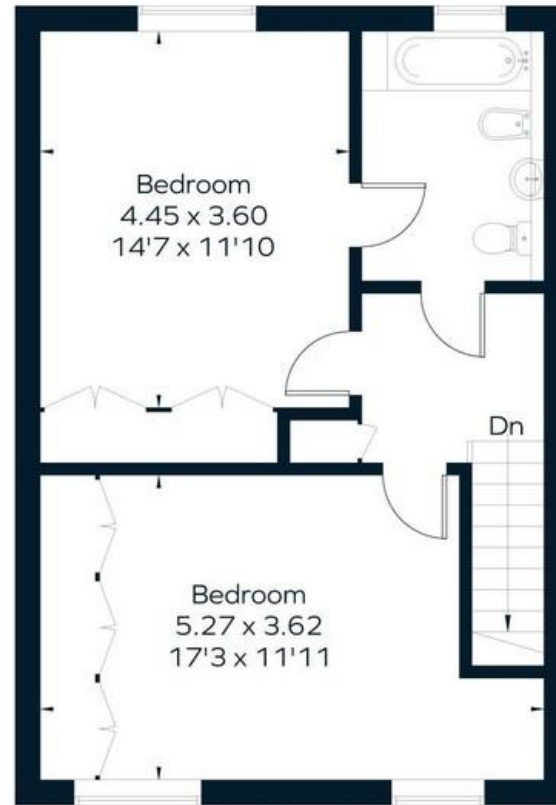


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

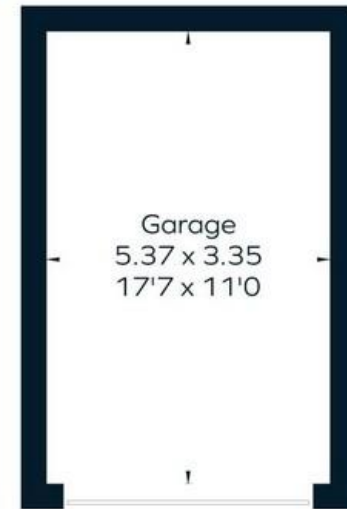
Approximate Floor Area = 105.2 sq m / 1132 sq ft
 Garage = 17.9 sq m / 192 sq ft
 Total = 123.1 sq m / 1324 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)