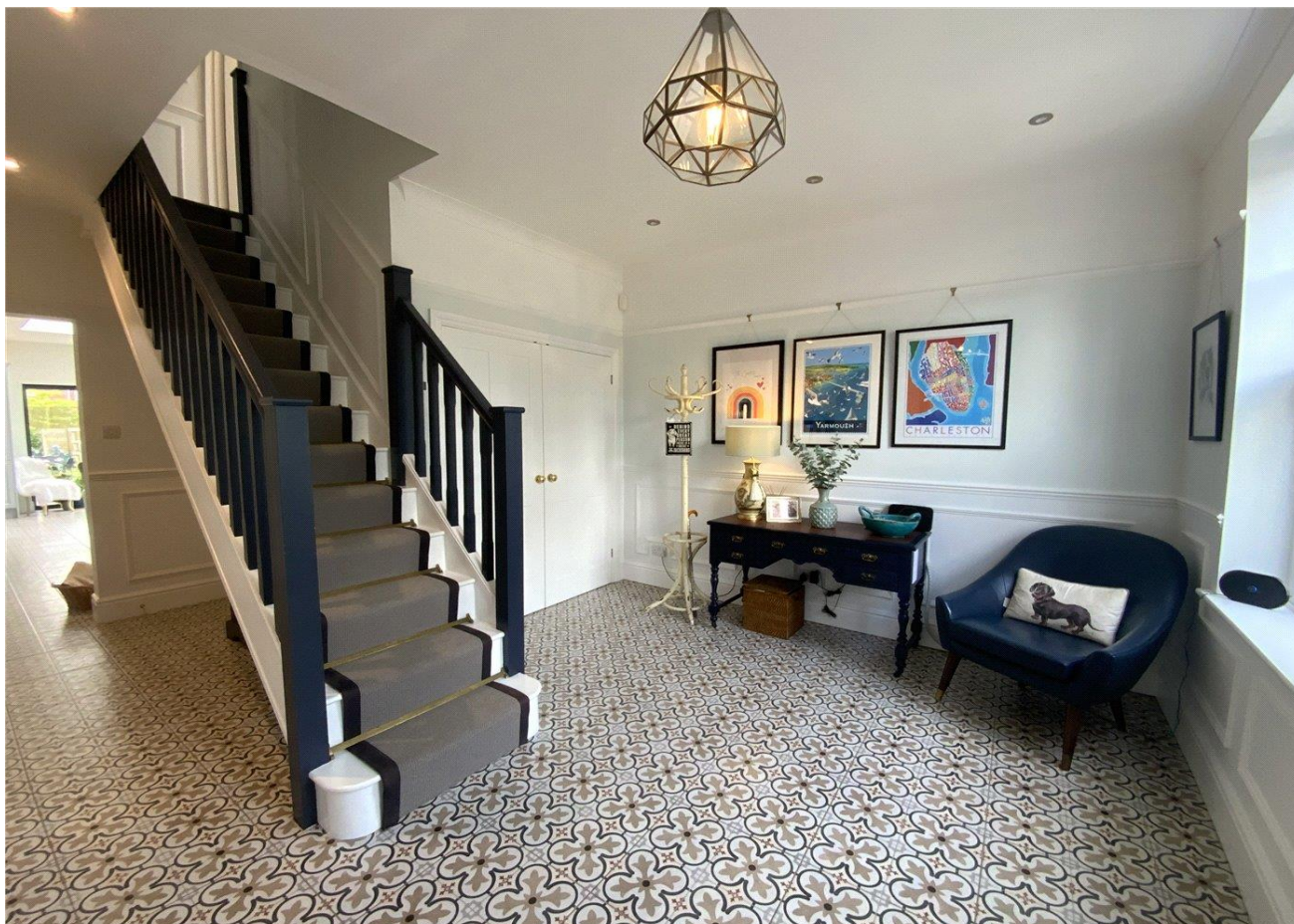




## Beautiful character family home in Marlborough

Guide Price £775,000

Winkworth



## LONDON ROAD Marlborough SN8 2AN



4 3 3 1

**A modernised Edwardian family home within walking distance of the popular market town of Marlborough**

### The Property

Introducing this recently sympathetically and fully refurbished and extended Edwardian family house (1910). This beautifully finished 4-bedroom house is arranged over 2 floors boasting a modern kitchen/family room, offering a wonderful living experience with access to the garden. As you step inside, from the front door, you are greeted by a warm and inviting reception hall with living room with open fireplace to the left, dining room with open fireplace behind, cloakroom and a generous sized kitchen/family room, with lantern roof, leading onto the garden via bifold doors. Underfloor heating throughout most of the ground floor, solar panels and battery reserve including car charging. The property benefits from private off-street parking and a garage. There is a gate in the garden giving access to the service road. The garden provides good space for outside entertaining and adjoining the garage is a wonderful home office with power, lighting, under floor heating and internet. Conveniently located, this property offers easy access to local amenities, schools, and transport links.

### At a Glance:

- Living Room
- Dining Room
- Modern Fitted Kitchen/family room
- Utility Room
- Cloakroom
- Four Bedrooms
- 2 ensuite Bathrooms and family bathroom
- Home office
- Private off Road Parking
- Private rear Garden
- Garage





Extensive shopping facilities are available in the nearby town of Marlborough.



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



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: Services: Mains water and drainage, electric and gas, solar panels.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: To be confirmed.

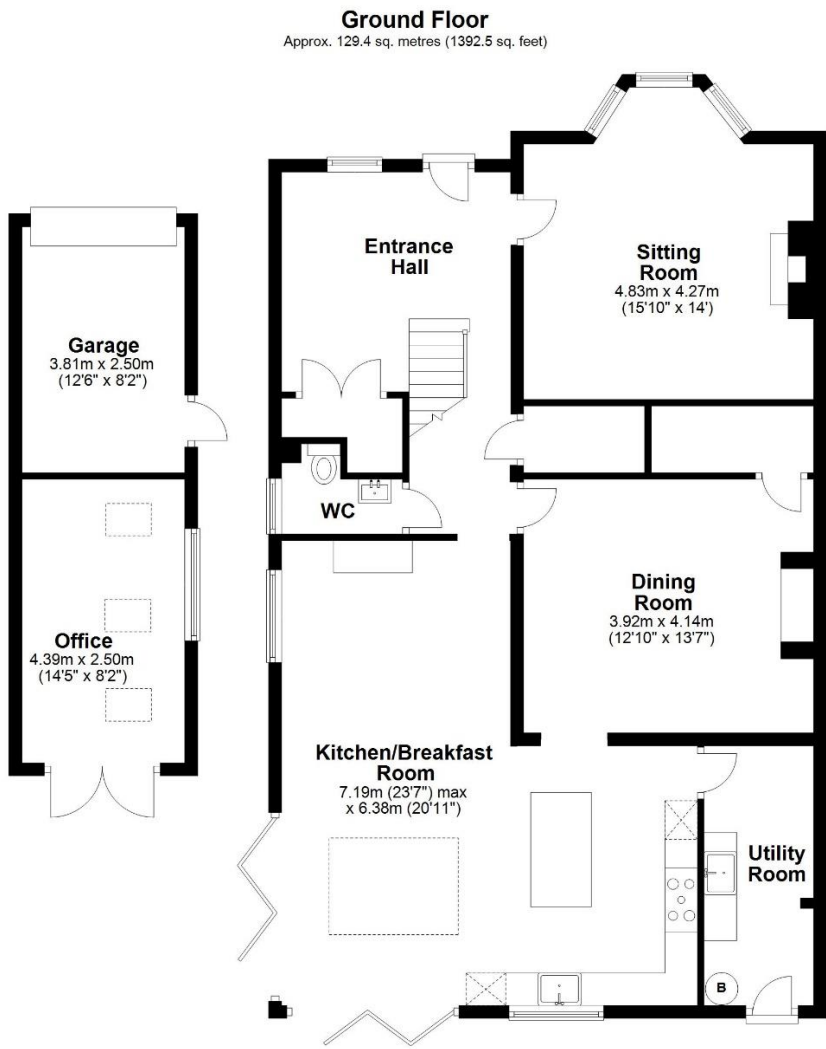
Council Tax Band: D <https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN8 2AN

Directions: <https://what3words.com/thigh.slings.outboard>





Total area: approx. 208.5 sq. metres (2244.8 sq. feet)

Marlborough | 01672 552777 | [marlborough@winkworth.co.uk](mailto:marlborough@winkworth.co.uk)

