



Family Living in the Heart of Marlborough

Guide Price £755,000

Winkworth



EDWARDS MEADOW Marlborough SN8 1UL

Available with no onward chain.

Located in the very popular area of College Fields, within walking distance of the town Marlborough and the amazing amenities it offers, this four bedroom home is for sale.

This home has a great feeling of space and offers wonderful accommodation for the family. The accommodation briefly comprises of a large lounge with feature fireplace and doors leading out to the garden, dining room also with doors out, good size kitchen ample cupboards and integrated dishwasher, utility room with a door to the garage and another to outside, cloakroom and a playroom/study to the front. Upstairs is wonderfully light and has three double bedrooms all with built in cupboards and a smaller single room, the master with ensuite shower room and a family bathroom with a pretty roll-top bath.

The garden is very secluded and has been designed with a large terrace area and lawn area beyond that is surrounded by mature shrubs and trees.

This home also has a large double garage with a rear door out and storage above, and parking for a number of cars.

The orientation of this house is so that from the upstairs front rooms you have a delightful view across Marlborough.

If you are looking for a family home right in the heart of Marlborough, in catchment for the incredible schools, then this could be perfect.

At a Glance:

- Detached family house within walking distance of Marlborough High Street
- Kitchen/Breakfast Room
- Dining Room
- Study
- Cloakroom
- Four Bedrooms, one ensuite
- Family Bathroom
- Double Garage
- Driveway Parking for two cars





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 (Junction **14 (or 15)** about **16 miles** distant) 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: Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

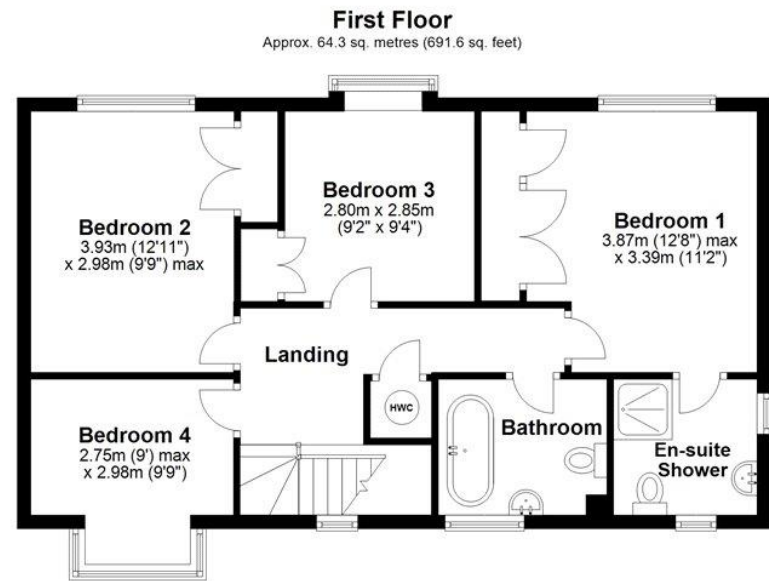
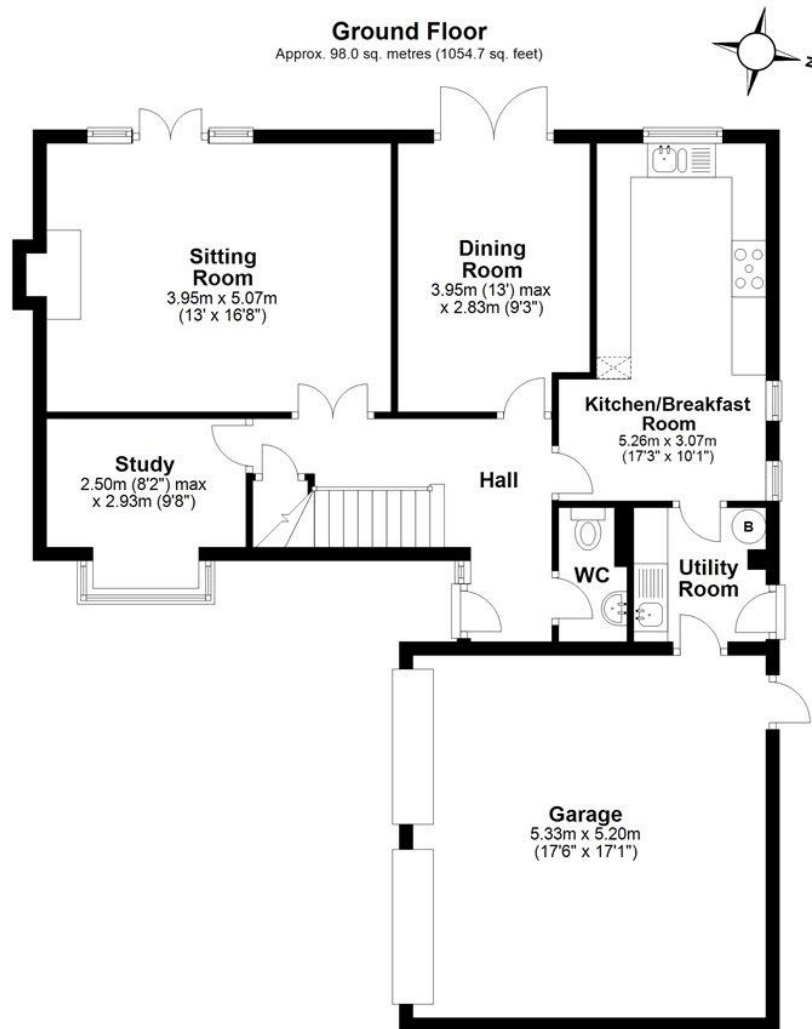
EPC Band: D.

Council Tax Band: F.

Postcode: SN8 1UL

Directions: <https://what3words.com/along.gullible.recent>





Total area: approx. 162.2 sq. metres (1746.3 sq. feet)
3 Edwards Meadow, Marlborough