



91A London Road  
Marlborough



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Marlborough  
SN8 2AN

A simply stunning detached 5/6 bedroom family home finished to an exceptional standard with lovely gardens, garage and parking situated in a quiet back water within walking distance to the High Street.

• 5/6 Bedrooms • Stunning Family Home • Walking Distance to High Street • Spacious • Flexible Accommodation • Beautiful Gardens •

Price Guide £745,000



## Description

A simply stunning detached 5/6 bedroom family home finished to an exceptional standard with lovely gardens, garage and extensive parking situated in a quiet back water within walking distance to the High Street.

Hidden away in an enviable location this unique home offers versatile accommodation with master bedroom with en-suite and walk in wardrobe, Three further good size bedrooms and family bathroom on the first floor with a further three good size bedrooms / reception room on the ground floor along with another family bathroom, living room and superb open plan kitchen / family / dining room fitted with a modern kitchen with high spec appliances.

The gardens are lovely and designed for entertaining with purpose a built covered BBQ area and seating. Laid to a mixture of lawns and gravelled areas along with flowering plants, shrubs and trees offering a peaceful haven which is not overlooked.

It is highly recommended to view this his once in a lifetime opportunity to fully appreciate.

## Situation

Marlborough is a historic market town situated in the heart of Wiltshire. The wide and picturesque High Street holds a twice weekly market and has an excellent range of shops and boutiques. The town has a variety of schools and leisure facilities as well as offering a variety of restaurants and public houses. There is easy access to junction 15 of the M4 motorway approximately 7 miles to the north and the larger centre of Swindon lies just beyond. There are regular main line rail services to London Paddington from Pewsey or Swindon reaching the capital within 90 minutes.

## Directions

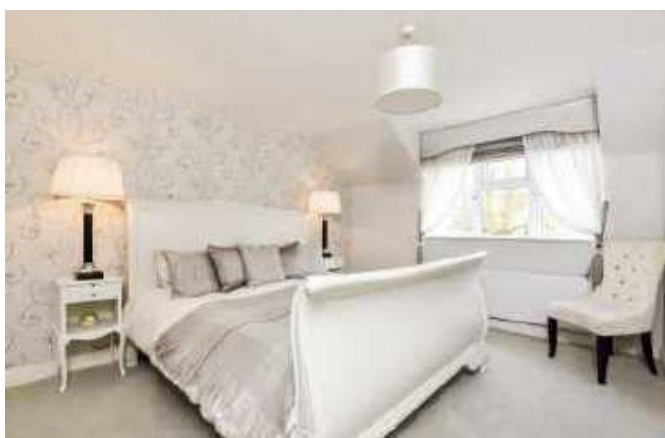
Leave the High Street heading east, take the second exit at the roundabout onto London Road. At the next roundabout take the first exit signposted Hungerford and proceed approx 300 yards, turn right down the track just past Kennet Tyre Services and the property will be found at the end of this track.

## Services & Council Tax

Local Authority: Wiltshire Council

Council Tax Band:

All mains services are connected.



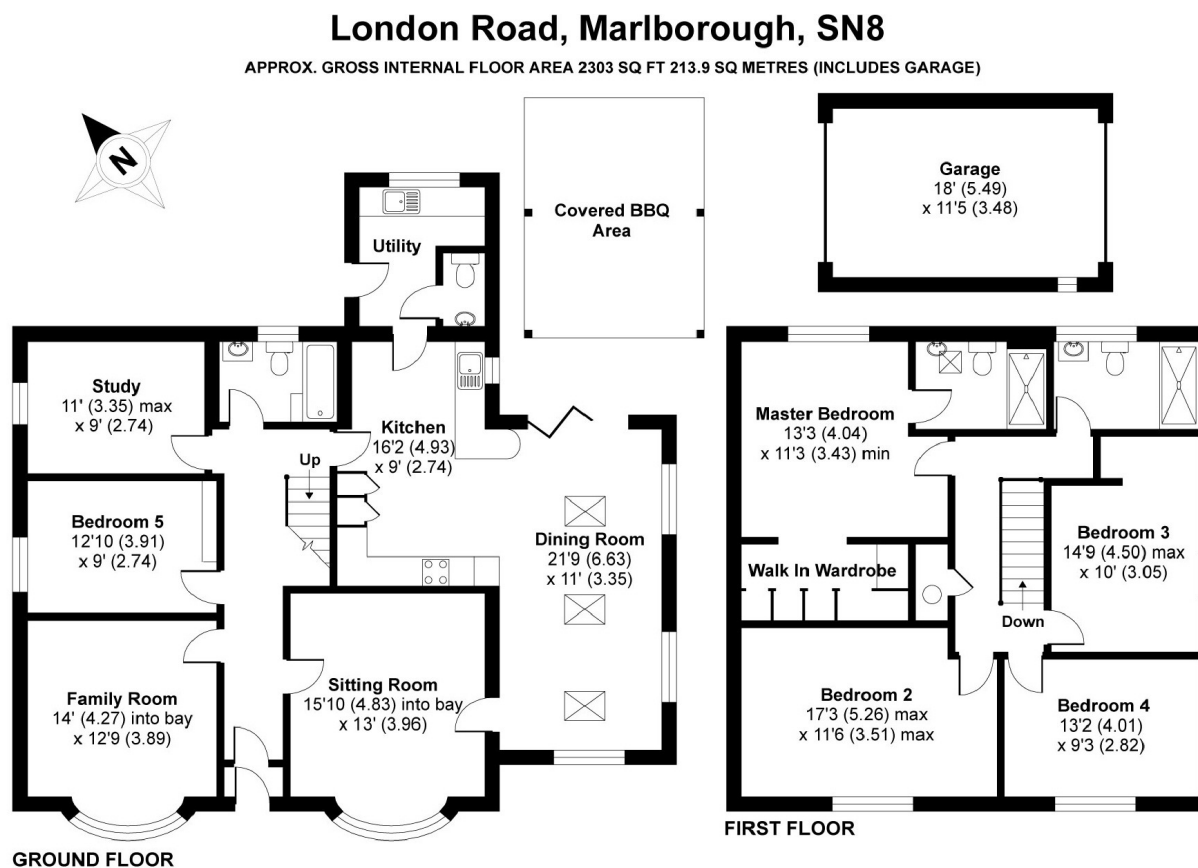
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Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	80
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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