



2 IRVING WAY, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

2 Irving Way, Marlborough, Wiltshire, SN8 1UE

Marlborough M4 (Junction 15) Approximately 9 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

An attractive and tastefully presented four bedroom detached family home in a cul-de-sac location on the popular College Fields development located within a mile of Marlborough High Street.

* Hallway * Cloakroom * Sitting room * Fabulous kitchen/breakfast room * 4 bedrooms * Master bedroom with en suite shower room *
* Stylish family bathroom * Pretty front and enclosed rear gardens * Parking driveway and Single garage *



MARLBOROUGH

Marlborough is an historic and thriving market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town has an extensive range of quality independent and well known national retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including Marlborough College, a sports centre, independent cinema and an excellent state secondary school, St. Johns Academy.

The town is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London Paddington and the west country. Marlborough is surrounded by glorious downland countryside with Savernake forest and the Kennet and Avon canal close by all offering plenty of opportunity for exploration.



The Property

A hallway with a cloakroom and stairs to the first floor leads to a charmingly presented and generous size sitting room that has a window to the front, a wood burning stove with an oak mantel and glazed doors that lead to the wonderful kitchen/breakfast room that offers excellent entertaining space. The kitchen/breakfast room is well appointed with a Bosch double oven and hob, space for a dishwasher and washing machine. French doors lead to the pretty rear garden and there is a door to the side passage. On the first floor, there is an airing cupboard and access to the loft. The spacious master bedroom has a built-in wardrobe and modern en suite shower room. Three further bedrooms and a stylish modern family bathroom with an over bath shower completes the accommodation.

Outside

The pretty rear garden is laid mainly to lawn with a patio terrace and is fully enclosed by close board panel fencing. The garden has been stocked with plenty of mature plants and shrubs and enjoys a sunny southerly aspect with a good degree of afternoon/evening sun. To the front the property there is a lawn area with flower and shrub borders. The property has its own driveway that leads to a single garage with an up-and-over door and has light and power as well as a rear side door that can be accessed from the garden.

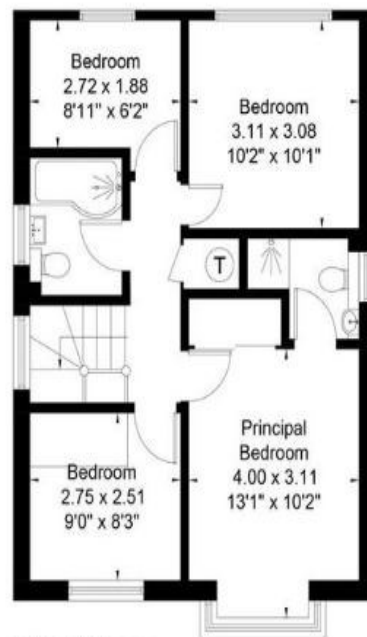
Services

Gas Central heating (not tested). Mains water and drainage. Council Tax Band: F.

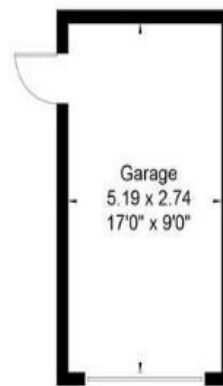
Irving Way, Marlborough, SN8
 Approximate Area = 1067 sq ft / 99.1 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 1220 sq ft / 113.3 sq m



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
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