



12 BLOWHORN STREET, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

12 BLOWHORN STREET, MARLBOROUGH, WILTSHIRE, SN8 1BT

Marlborough centre 0.7 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

**A rarely available period house with high ceilings and beautiful proportions and a detached studio/workshop.
The property has been lovingly maintained and offers scope for updating to suit in this popular road close to Marlborough town centre.**

* Hall * Sitting room * Living/dining room * Garden room * Kitchen * 3 bedrooms * Loft room * Family bathroom * 2 Cloakrooms *
* Utility room * Gardens * Studio/workshop * Tool store * Gated parking for two vehicles * Excellent location *



MARLBOROUGH

Marlborough is a thriving, market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets including Waitrose and boasts a number of good quality restaurants. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This charming Edwardian home offers lovingly maintained accommodation, with a beautiful west facing garden, private parking and a useful detached studio/workshop. The property has also recently been improved with bespoke replacement timber framed double glazed windows. Entering through the front door, the features of the property are immediately apparent with a period tiled hallway and high ceilings throughout the ground and first floors. To the right of the hall the living and dining room have been combined to provide a light and spacious double reception room, off which there is a modern kitchen, leading out to the garden room. To the rear of the house there is a further sitting room with a door into the garden. There is also a larder and cloak/utility room on the ground floor.

The first floor provides three double bedrooms, the front bedroom having a lovely bay window while to the rear the bedroom has a lovely view over the garden. There is a dressing area and a family bathroom. A staircase from the landing leads up to an attic room with WC and a window to the rear.

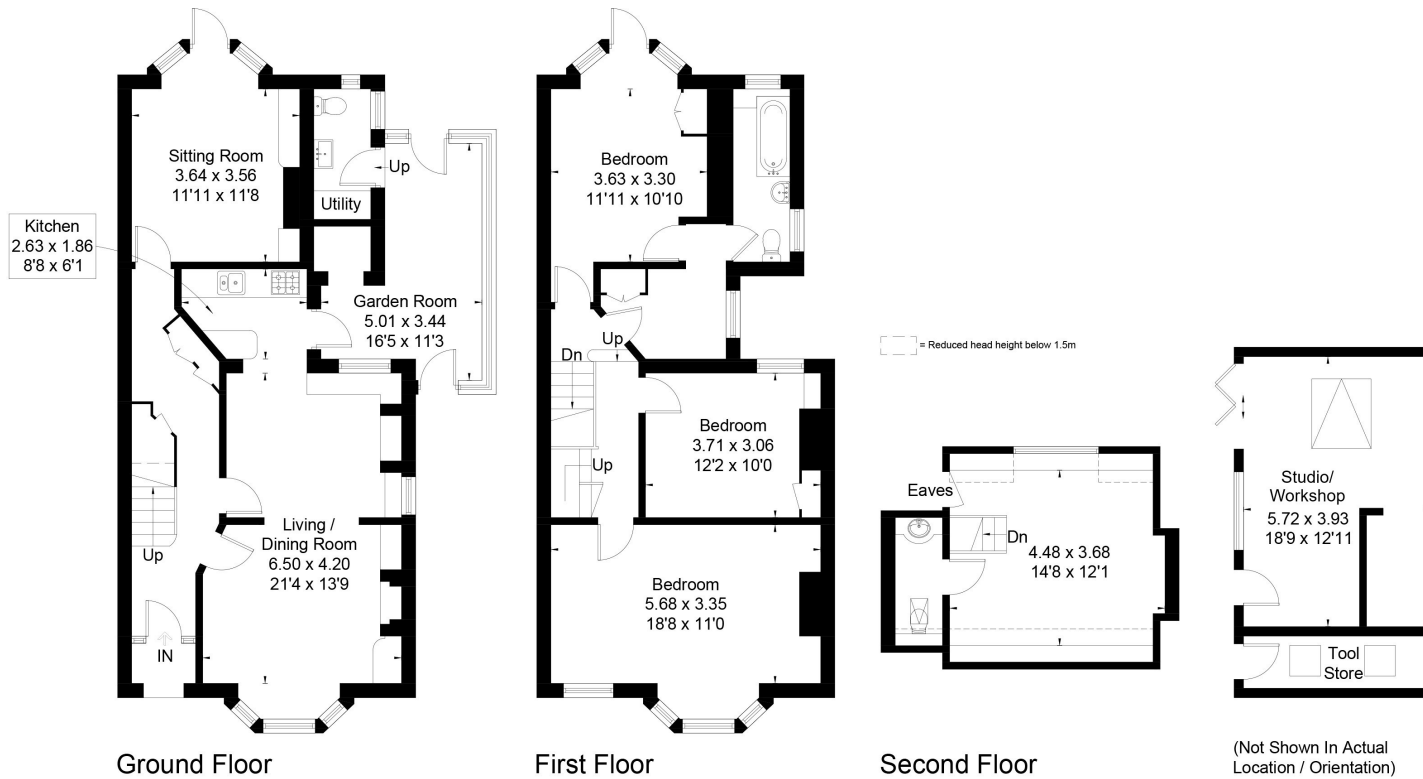
OUTSIDE

To the front of the property there is a pretty front garden enclosed by an original wrought iron railing. The gardens to the rear are a delight offering plenty of space for relaxation, a pretty pond, vegetable beds and lean to greenhouse. To the rear of the garden there is a gated and gravelled parking area in front of the studio/workshop with a tool store to the side.

SERVICES

All mains services connected. Tenure: Freehold.

Approximate Floor Area = 170.4 sq m / 1834 sq ft
 Outbuilding = 26.9 sq m / 289 sq ft
 Total = 197.3 sq m / 2123 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105484

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01672 514820
 www.brearleyandrich.co.uk
 1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
 ESTATE AGENTS