



14 AUBREY CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

14 Aubrey Close, Marlborough, Wiltshire, SN8 1TS

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

Benefitting from a programme of recent improvements, this beautifully presented 3 bedroom semi-detached home is located just a mile of the town centre on the ever popular Barton Park development.

The property offers well proportioned accommodation throughout and viewing is highly recommended.

* Hall * Sitting room * Kitchen * Dining room/conservatory* 3 bedrooms * Bathroom, Shower room and separate WC
* Front and rear gardens * Single garage with light and power and parking in front for two cars * Gas central heating and double glazed



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

Located approximately a mile away from Marlborough's historic High Street on the sought after Barton Park development is this much improved house, situated in a cul-de-sac. The property offers a welcoming entrance hall that leads into a generous sized light and airy sitting room with a tall bay window to the front. The kitchen is well appointed being fitted with plenty of wall and base units and having beautiful quartz work tops. There is an integrated electric oven and hob, fridge and freezer and also space for a dishwasher. Beyond the kitchen is a superb size heated conservatory/dining room where there is also space for a washing machine/dryer.

Upstairs, the landing leads to two generous bedrooms, the main bedroom having two windows and a built-in double wardrobe. The second bedroom overlooks the rear aspect and also has a built-in double wardrobe. There is smart family bathroom with a bath and a shower over. From the landing another staircase leads to the second floor where there is fabulously light third bedroom with a good size en suite shower room, which also has a cupboard housing the gas combi boiler.

Outside

The easy to maintain rear garden is laid to patio and is east facing. There are some mature shrubs and also gated rear access. To the front there is a small open plan lawn area. The single garage with light and power has an up-and-over door and a long driveway providing tandem parking for two vehicles, one in front of the other and in addition to the garage.

Services All mains services connected. Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

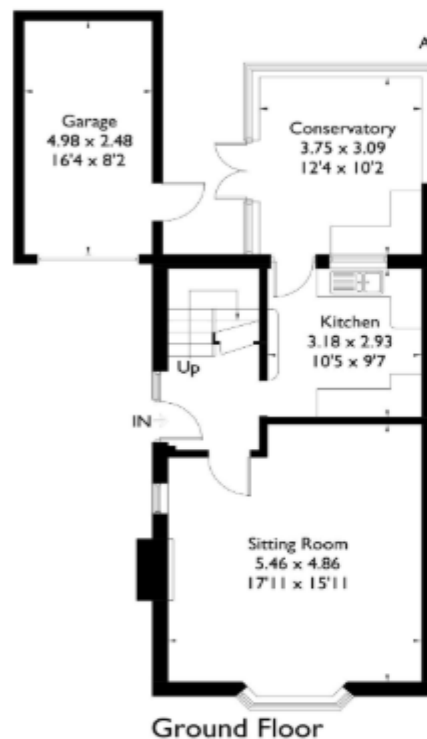
Aubrey Close, Marlborough

Approximate Gross Internal Area = 125 sq m / 1345 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 137.1 sq m / 1475 sq ft

[View in fullscreen](#)



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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