



31 ROGERS MEADOW,
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

31 ROGERS MEADOW, MARLBOROUGH, WILTSHIRE, SN8 1DZ

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

Stylishly presented modern mid-terrace home offering spacious open plan living accommodation and situated in a cul-de-sac on the edge of this popular well-served market town.

* Hall * Sitting/dining room * Well appointed kitchen * Two bedrooms * Bathroom (with underfloor heating) *
* Garage * Parking * Pretty rear garden *



MARLBOROUGH

The property is located on the edge of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dan's and Rick Stein. The Golf Club and new tennis courts on the nearby common, together with the leisure centre provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Swindon, Hungerford, Great Bedwyn and Pewsey to London Paddington.



THE PROPERTY

From the hall of this very well finished home there are steps down to a spacious open plan living space which having been extended now provides a fabulous sitting/dining room with engineered oak flooring and double doors leading to the rear garden. The kitchen is fully fitted with matching wall and base units as well as having an integrated fridge/freezer, oven and hob, dishwasher and even a boiling water tap. In addition, there is a water softener installed and a cupboard housing a Worcester gas fired boiler.

On the first floor, the property offers a landing that leads to the two bedrooms. The main bedroom has two fitted double wardrobes and has two windows to the front aspect. The second bedroom accommodates a double bed, but also functions well as a home office. There is a deep bulkhead cupboard in this room. The luxurious bathroom has cosy under floor heating and an over bath shower.

GARDEN

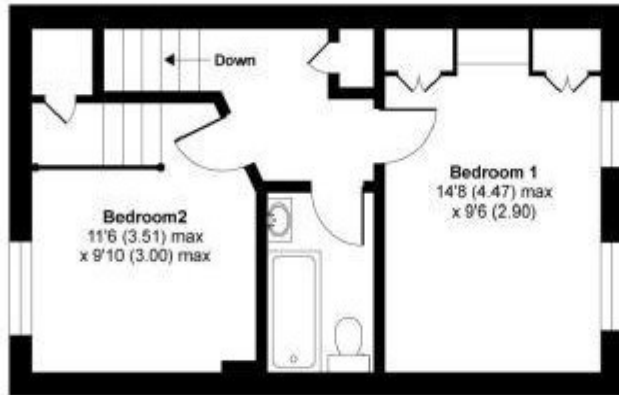
To the front of the property there is a brick block laid driveway offering room to park two cars off-road. The enclosed rear garden has a lawn area closest to the property with a step down to a paved patio at the far end. A single **GARAGE** is located to the side of the terrace.

SERVICES

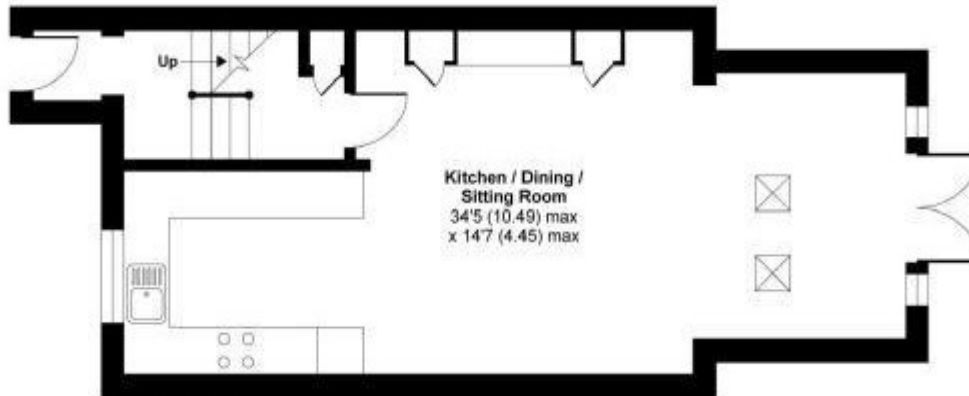
All mains services are connected. Council tax band C.

Rogers Meadow, Marlborough, SN8

APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT 79 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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