



**GREENHEYES, ELCOT LANE
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

GREENHEYES, ELCOT LANE, MARLBOROUGH, WILTSHIRE, SN8 2BA

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

**A well presented detached bungalow with excellent reception rooms and a south facing garden.
The property enjoys a pleasant outlook and has potential for updating to suit.**

* Porch * Reception hall * Large sitting room * Dining room * Kitchen * Two double bedrooms * Bathroom * En suite shower room *
* Utility room * Garage with workshop space * Brick built shed * South facing garden *



MARLBOROUGH

Greenheyes is situated in a no through lane close to the centre of Marlborough, offering easy access into town and to local facilities. 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 supermarkets including Waitrose and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities.

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

Believed to have been built in the 1950's this lovely property provides a rare opportunity to secure a detached bungalow with a level garden within easy reach of Marlborough town centre and local countryside. The property is well presented and offers the opportunity for updating/modernising to suit. Entering the porch there is a welcoming reception hall to the left of which there is a double sized sitting room with space for a dining table, a brick built fireplace and sliding doors on to the garden. To the other side of the hall there is a dining room with feature electric fire and beyond here there is a modern kitchen. Rooms to the front of the house enjoy a pleasant outlook over the front garden to the allotments the other side of the lane. To the rear of the kitchen there is a useful utility room and a larder cupboard. The two double bedrooms are to the rear of the house with an outlook over the garden with the main bedroom having a spacious en suite shower room. There is also a family bathroom.

The utility room leads out to the attached garage which has an electric garage door and a door to the rear into a workshop area with a further door leading in to the garden.

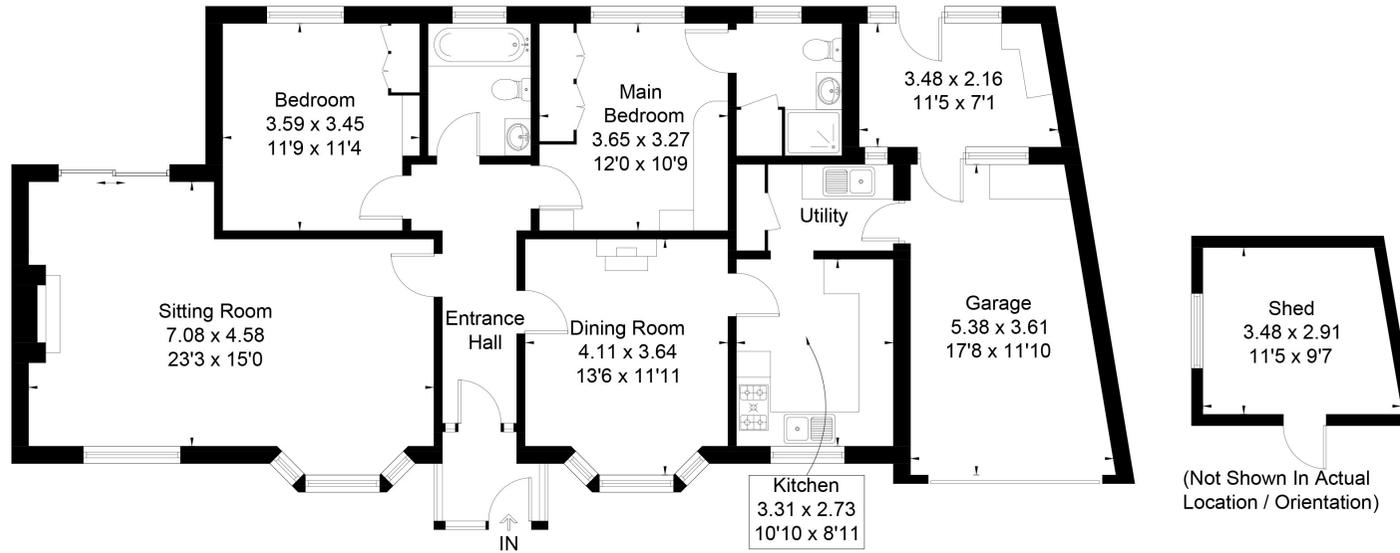
OUTSIDE

The property is approached over a tarmac drive with a path leading to the porch. The front garden is lawned with borders and a low stone wall. A gated path to the side gives access to the back garden. The back garden is sunny and private with a seating area directly outside the sitting room, a flat lawn with borders and vegetable area and a brick built shed.

SERVICES

All mains services connected. Council tax Band E.

Approximate Floor Area = 131.6 sq m / 1416 sq ft
(Including Garage/ Excluding Shed)



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 #93177

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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