



**3 POULTON COTTAGES
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

3 POULTON COTTAGES, TIN PIT, MARLBOROUGH, WILTSHIRE, SN8 1BQ

*Marlborough High Street 0.4 miles, M4 (Junction 15) Approximately 8 miles.
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

A character terraced one bedroom cottage on the edge of Marlborough with rural views and a large garden.

* Porch * Living room * Kitchen * Bedroom * Bathroom *
* Long garden * Excellent location *



MARLBOROUGH

Tin Pit is situated on the edge of Marlborough offering easy access in to town and local countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent 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 and Dan's. 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, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This beautifully positioned property offers character accommodation in a no through road location within easy reach of both Marlborough town centre and local countryside. Access to the property is via a shared pathway leading behind the cottages to the front door.

Entering the house there is a useful lobby with space for coats etc. This then leads in to the living room with recessed spotlights, a window to the front and a woodburning stove. The living room is open to the kitchen which is complete with a range of modern wall and floor mounted units and has a window on to the lane. Stairs from the kitchen lead up to a landing where there is a bedroom enjoying views over the valley. There is a bathroom with fitted storage units and a shower over the bath.

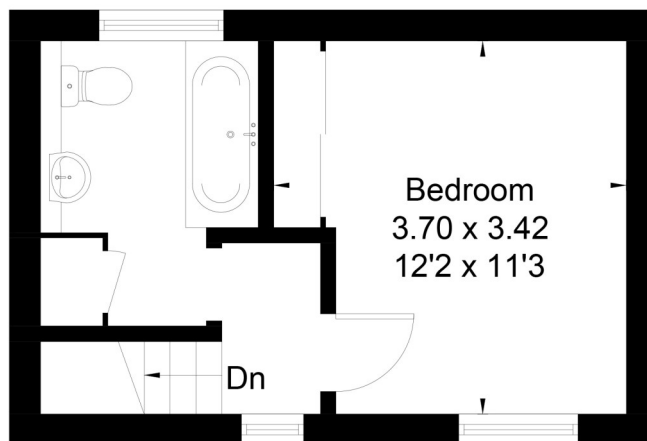
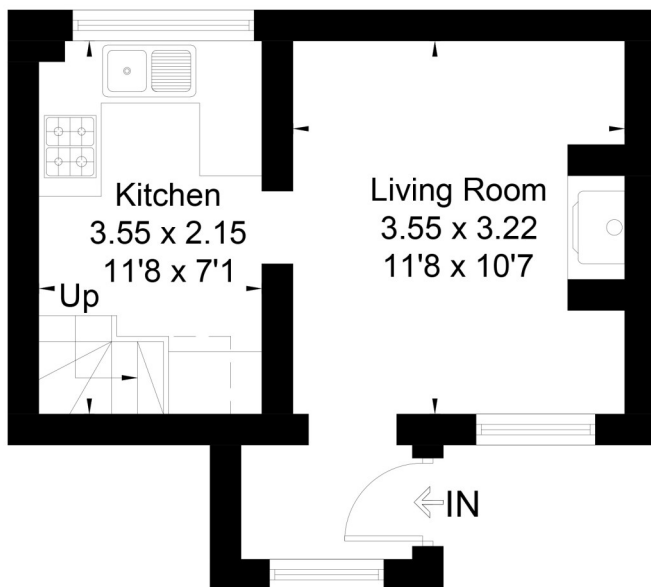
OUTSIDE

The property benefits from a large and long garden sloping down towards the river. The first section of garden includes a newly seeded lawn, beyond here there are mature trees and two storage sheds.

SERVICES

Mains water and electricity. Electric heating. Drainage via septic tank shared with 4 Poulton Cottages. Council tax Band B.

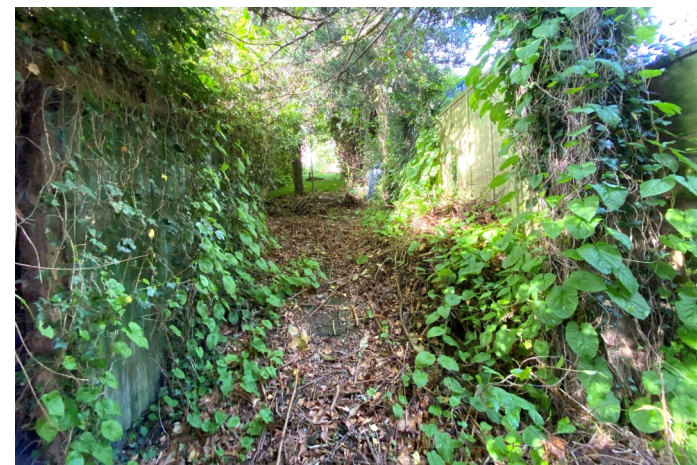
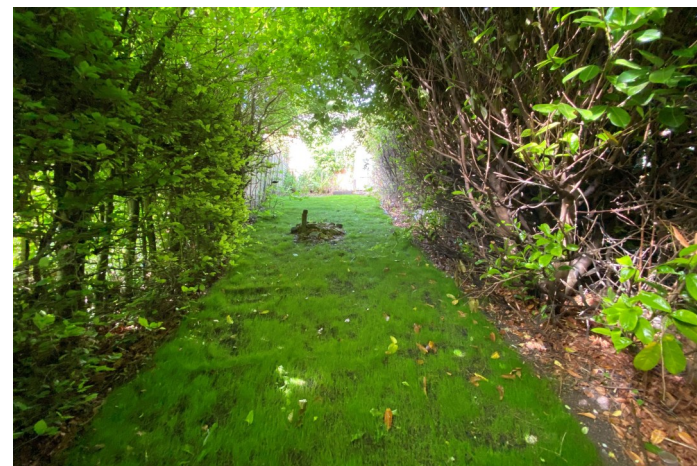
Approximate Floor Area = 43.1 sq m / 464 sq ft



[Dashed line] = Reduced head height below 1.5m

Ground Floor

First Floor



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 #93041

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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