



**37 WHITE HORSE ROAD
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

37 White Horse Road, Marlborough, Wiltshire, SN8 2FE

M4 (Junction 14) Approximately 13 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

An attractive and tastefully presented three bedroom home built by well respected builders Crest Nicholson and situated on their successful St. Johns Park development. This attractive property offers well-designed, light and airy living space.

* Hall * Cloakroom * Sitting room * Kitchen/dining room * Study * Master bedroom en-suite * Two further good size bedrooms * Family bathroom * Single garage
* Off street parking space * Pretty landscaped rear garden



MARLBOROUGH

White Horse Road is located on the edge of Marlborough offering access in to town and 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.

The hallway, with a cloakroom on the right as you enter and stairs to the first floor with a cupboard under, leads to a sitting room with dual aspect windows to front and rear. To the left in the hallway is a study with a window to the front. The well equipped kitchen/breakfast room allows for plenty of natural light having a window to the front and french doors opening onto the rear garden. The kitchen is well-designed and has a full range of cupboards and drawers, an integrated electric oven, 4 ring gas hob, and space for an upright fridge freezer, a dishwasher and a washing machine. To the first floor there is master bedroom with built-in wardrobes and an en suite shower room. The second bedroom is also a double and the third bedroom is a good sized single. The family bathroom has a white suite that also includes an over bath shower.

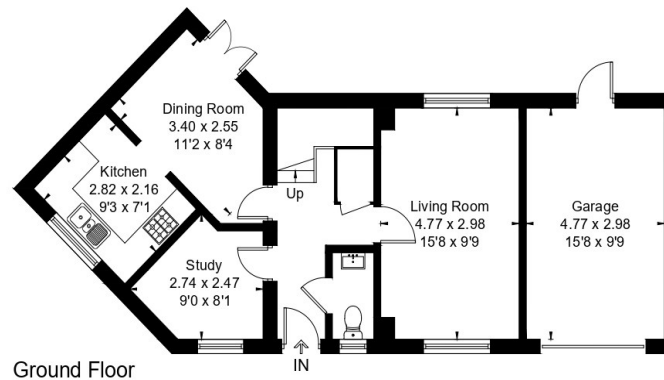
Outside

The pretty rear garden is southerly facing and has a sunny terrace that is perfect for dining al fresco. The front garden is open plan and there is a single garage to the side with parking in front.

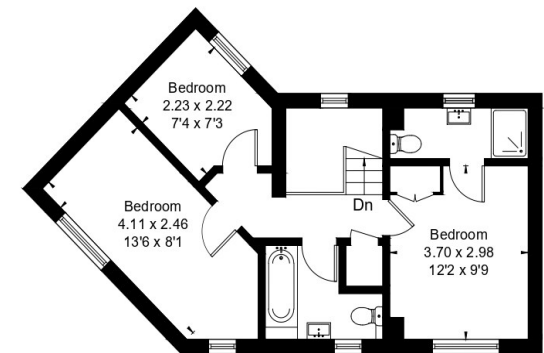
All mains services connected. Council tax band: D



Approximate Floor Area = 94.1 sq m / 1013 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 108.6 sq m / 1169 sq ft



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 #95429

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BREARLEY & RICH
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