



48 JENNINGS ROAD  
MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

## **48 JENNINGS ROAD, MARLBOROUGH, WILTSHIRE, SN8 4WL**

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

**An attractive Edwardian style property on the popular Marleberg Grange development on the southern fringe of Marlborough. This well designed and beautifully presented home has also been the subject of significant additional improvements by the current owners.**

- \* Reception hall \* Living room \* Dining room \* Family room \* Kitchen/breakfast room \* Cloakroom \* Main bedroom suite with walk in wardrobe and en suite shower room \*
- \* 3 further bedrooms \* 2 further bath/shower rooms (en suite to guest bedroom) \*
- \* South facing landscaped rear garden \* Parking \* Solar panels with battery back up \* Electric car charger \*



### **MARLBOROUGH**

Jennings Road is located on the edge of Marlborough offering easy access in to the town via convenient foot paths and to local countryside including Savernake forest.

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 Dan's and Pino'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 and A303 give easy access to London and the West Country.



### **THE PROPERTY.**

This beautifully presented modern home offers accommodation presented with attention to detail throughout including many improvements and additions made by the owners over the last five years. The front door leads in to a spacious and welcoming reception hall complete with fitted storage and a cloakroom. To the front of the house, the living room features a wood burning stove and a bay window. To the rear of the house the open plan kitchen/breakfast room is the perfect place for family meals while the adjacent dining room has French doors opening out to the rear garden. To the other side of the kitchen there is a lovely and light family room offering space for a play room or second sitting room. To the side of the house there is a utility room with a door to the side and a door into the double garage.

Upstairs, the galleried landing features a balustrade with glass panels filling the space with natural light. The main bedroom has a walk-in wardrobe and generous ensuite shower room. The second bedroom is fitted with built in wardrobes and has its own ensuite. There are two further double bedrooms, one with a bay window providing an excellent study area. Both of these two final bedrooms are served by the well-appointed family bathroom with separate shower and bath.

All ground floor rooms have the benefit of underfloor heating. The property is hard wired for broadband throughout the downstairs and in two of the bedrooms, making it ideal for families with lots of devices or those who need to work from home.

### **OUTSIDE**

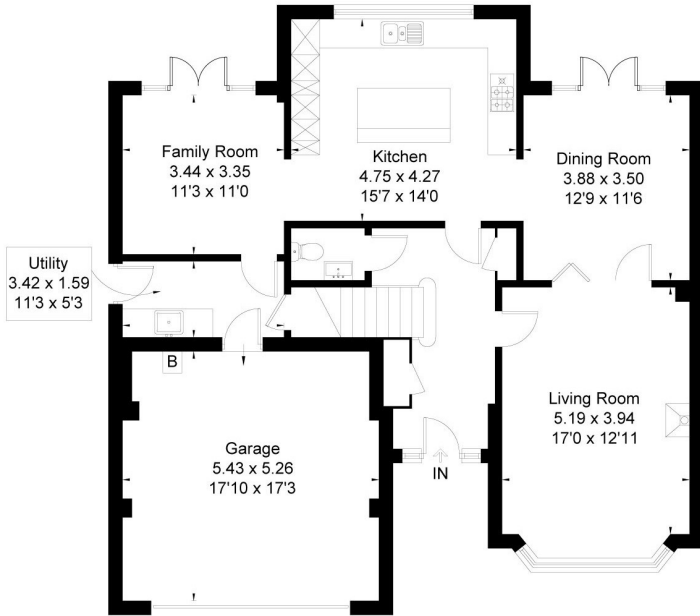
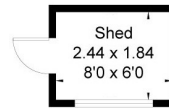
To the front of the property there is driveway providing parking for two vehicles. The front garden is laid to lawn with borders and hedging. The pretty rear garden is complete with a large patio providing plenty of space for entertaining, There is a level lawn with generous borders, including several young fruit trees. In the corner of the garden there is a shed.

**SERVICES**

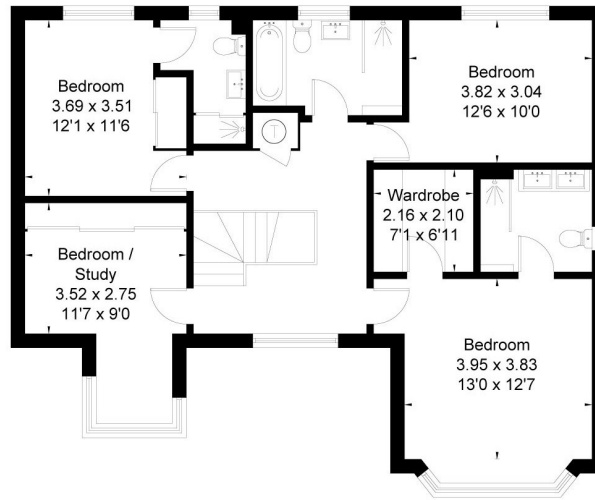
All mains services connected. Solar panels with battery back up. Electric car charging point. Maintenance charge for communal areas approximately £270/year. Council tax band: G

Approximate Area (Including Garage) = 2327 sq ft / 216.2 sq m  
 Shed = 48 sq ft / 4.5 sq m  
 Total = 2375 sq ft / 220.7 sq m

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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