



**7 PIPERS PIECE
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

7 PIPERS PIECE, MARLBOROUGH, WILTSHIRE, SN8 1DJ

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

**A pretty and beautifully presented Edwardian style semi-detached property within easy walking distance of the High Street and Marlborough Common.
One highlight is the large 'L' shaped rear garden. Internal viewing highly recommended**

* Reception hall * Sitting room * Dining room * Contemporary fitted kitchen * Cloakroom * Two double and one single bedrooms
* Family bathroom * Large south facing rear garden



MARLBOROUGH

Marlborough High Street is approximately a ten minute walk from the property and is a thriving, market town situated within the North Wessex Downs National Landscape. 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 and St Mary's primary school.

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 elegant property has a truly homely and warm feel, which is evident from the moment you enter the spacious entrance hall (which also has a cloakroom and a cupboard housing a modern Vaillant gas combination boiler). The layout of the property is practical and very straight forward with an easy flow and ensures every part of the property is easily accessible and enjoyed. The property has a lovely light sitting room with double doors that lead out onto a raised deck area and the room also has a wood burning stove with built-in shelves and cupboards either side of the chimney breast. The spacious dining room is double aspect and is flooded with natural light. The stylish kitchen is well planned and contemporary with plenty of storage including a deep larder style cupboard. Integrated appliances include an AEG electric oven with a five ring gas hob and a dishwasher. There are also warm atmospheric skirting lights. On the first floor there are three bedrooms, two of which are double and one that is a good size single. The family bathroom is spacious with a generous shower and also has space for a tumble dryer and a washing machine.

OUTSIDE

To the front of the property there is a patio terrace and to the rear a large southerly facing 'L' shaped garden that is laid to lawn, with mature flower beds.

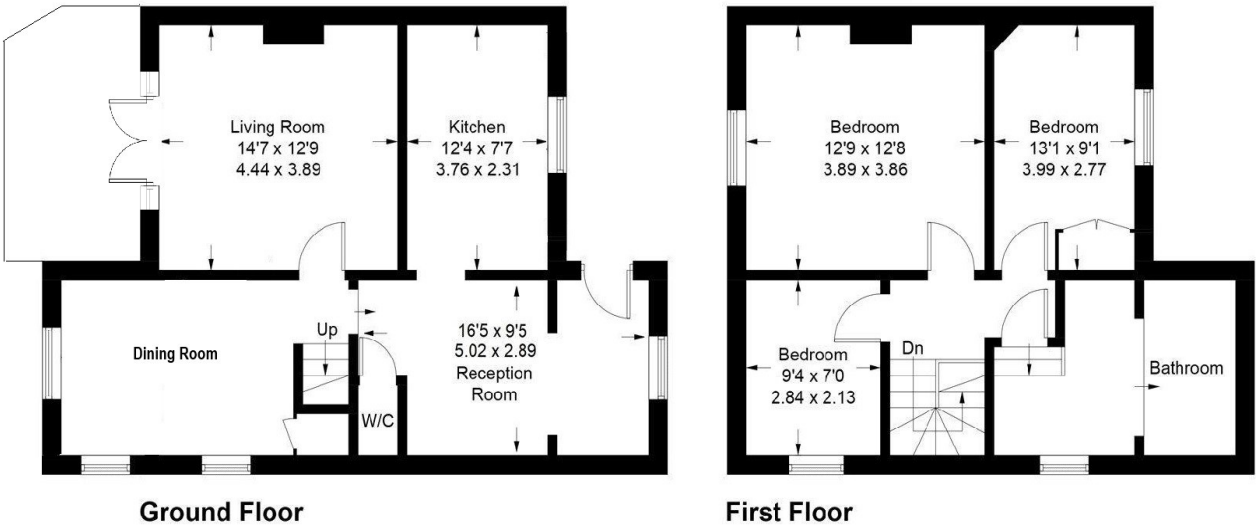
NOTE: There is a pedestrian right of access for neighbouring properties across the back of the property.

SERVICES

All mains services connected.

7 Pipers Piece

Approximate Gross Internal Area = 92.9 sq m / 1000 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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