



**14 WYE HOUSE GARDENS
BARN STREET, MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

14 WYE HOUSE GARDENS, BARN STREET, MARLBOROUGH, WILTSHIRE, SN8 1AB

Marlborough centre 0.2 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A large first floor apartment in a quiet and convenient location within this hugely popular over 55's development.

The property offers 2/3 bedrooms and a garage and is within is a short walk of Marlborough town centre.

- * Hall * Sitting room * Dining room * Study/bedroom 3 * Kitchen/breakfast room * Main bedroom with fitted wardrobe, ensuite and balcony *
- * Second bedroom with fitted wardrobe * Shower room * Garage * Communal gardens * Excellent location *



MARLBOROUGH

The property offers excellent access in to the High Street and to surrounding countryside. 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, 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, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

The property is a spacious and elegant first floor apartment, built in 2002 in a Regency style by The English Courtyard Association. The apartment features high ceilings and large windows and is well presented with neutral decor throughout. The thoughtfully designed layout includes an open plan central dining room, with all other rooms leading off from this central space. The kitchen is fitted with integrated appliances and a good number of wall and floor mounted units. The south-facing sitting room is particularly notable for its generous proportions and includes an adjoining study/3rd bedroom. The apartment offers two lovely double bedrooms, both with fitted wardrobes and with the main bedroom featuring an en suite shower room and a balcony looking out over the gardens. There is a second shower room and ample storage space throughout including a walk in cupboard off the dining room and an airing cupboard on the landing.

OUTSIDE

The property is set within an attractive communal formal garden, featuring a well-maintained lawn, mature trees and shrubs and perennial plants. The garage is conveniently located in a nearby block and is complete with an electric up and over door and lighting and power.

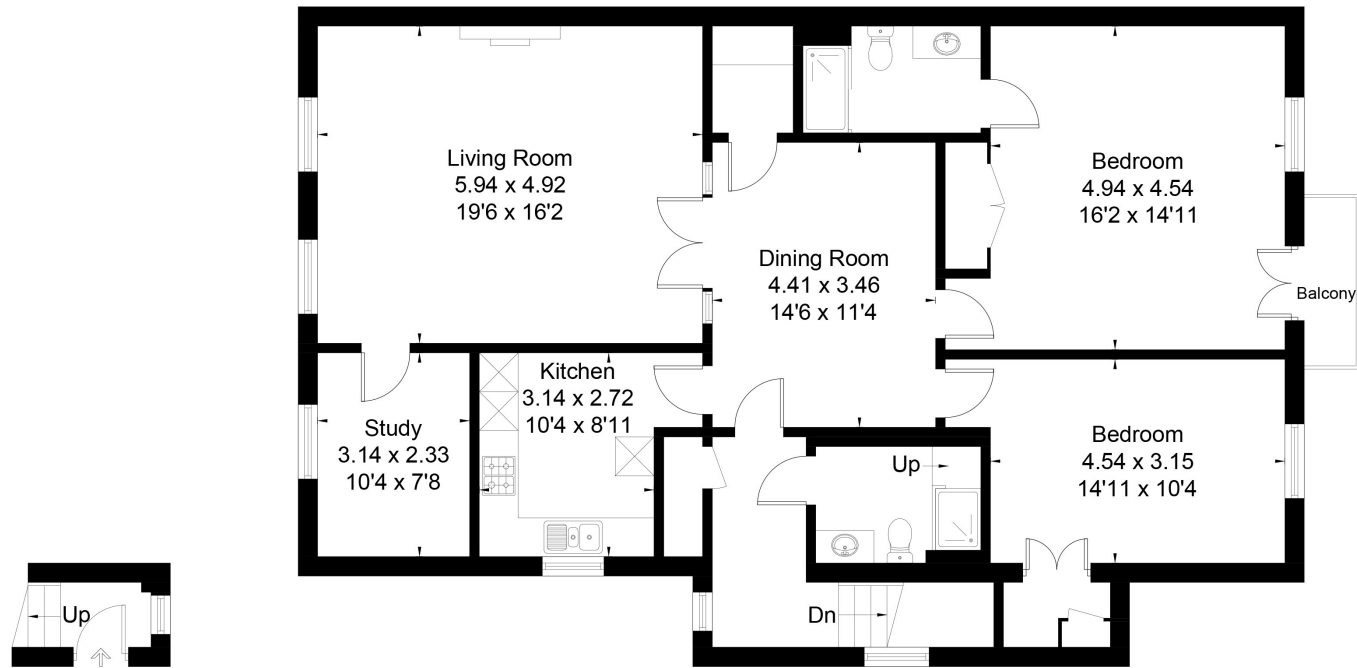
SERVICES

Mains water, electricity and drainage. Council tax Band F. Leasehold 999 years from 1984.

SERVICE CHARGE

An annual service charge (currently £8581/year) covers the maintenance of buildings, window cleaning, gardening, insurance, and a personal emergency alarm system in all properties. An on-site estate secretary is available to provide assistance as needed.

Approximate Floor Area = 133.7 sq m / 1439 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 #96740



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

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