



SUMMERDOWN,  
POULTON HILL, MARLBOROUGH

BREARLEY & RICH  
ESTATE AGENTS



# **SUMMERDOWN, POULTON HILL, MARLBOROUGH, WILTSHIRE, SN8 1AZ**

*Marlborough centre 0.3 miles (400 metres), M4 (Junction 15) Approximately 8 miles.  
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

**A detached four bedroom house offering flexible accommodation in a lovely private plot with parking and views towards Savernake Forest. The property has been extended to provide a lovely home in a great location and could still offer more potential subject to planning permission.**

\* Porch \* Hall \* Sitting room \* Kitchen/dining room \* Study \* 3/4 bedrooms \* 3 Bath/shower rooms \* Attached garage \*  
\* Driveway parking \* Southerly facing garden \* Large plot \* Potential to update/extend \* Excellent location \*



## **MARLBOROUGH**

The property 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 privately positioned property offers excellent reception spaces and flexible accommodation throughout with a welcoming reception hall leading to all principal rooms. To one side of the hall there is a 24' sitting room with brick built fireplace, the real feature of the house though is the L shaped kitchen/dining room which stretches across the back of the house, the kitchen area is itself of a good size and is complete with a Rayburn, the kitchen area is open to the vaulted dining and sitting area providing a wonderful space for entertaining with doors and windows onto the gardens. The ground floor also provides a study/hobbies room or extra bedroom, two further bedrooms and a family bathroom and ensuite shower room.

A staircase from the hall leads up to a first floor bedroom with en suite shower room and a final small bedroom or walk in wardrobe/study area. Off the first floor bedroom there is also a large walk in loft space which could hold further potential for accommodation.

## OUTSIDE

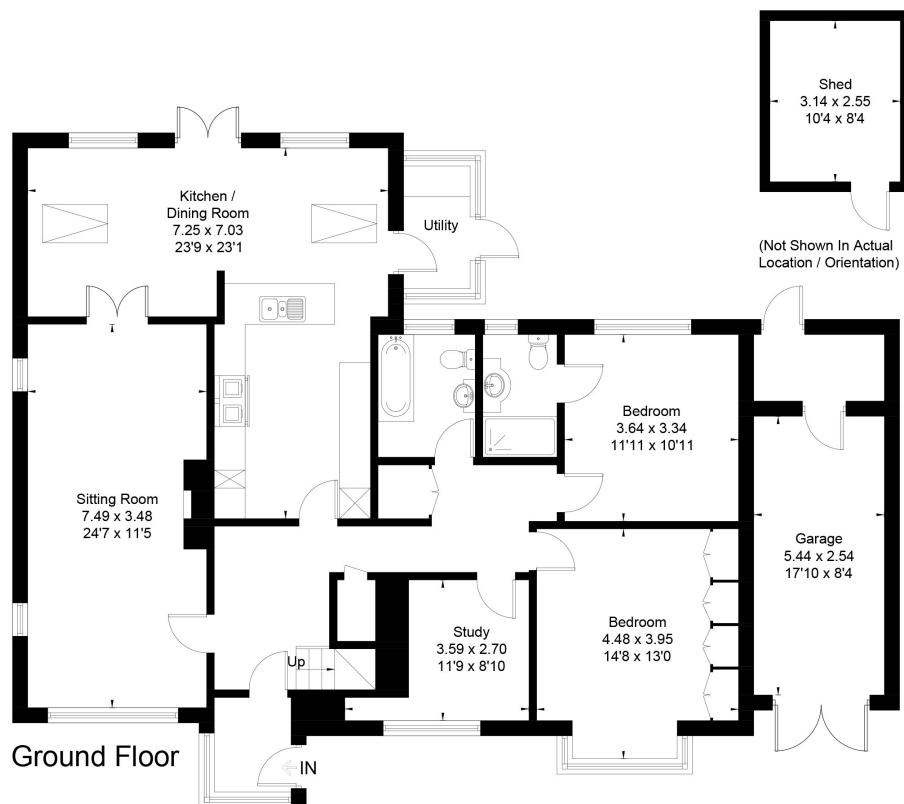
The property is approached over a generous block paved and gravel driveway providing parking in front of the attached garage. To the rear of the garage there is a utility/storage area. The large rear garden is south east facing and is complete with two pergola covered seating areas and several sheds (greenhouse to be removed).

## SERVICES

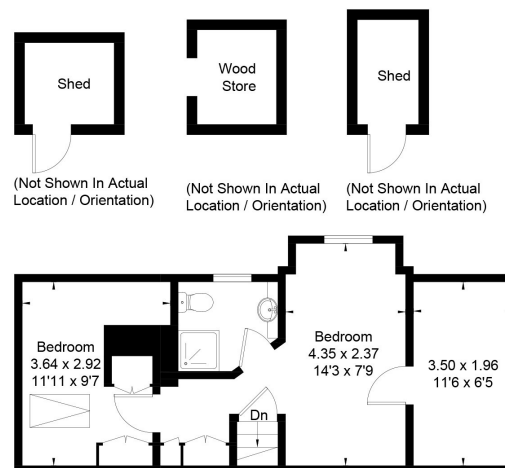
Mains water, electricity and gas. Private drainage. Council tax Band E.



Approximate Floor Area = 173.6 sq m / 1869 sq ft  
 Outbuildings = 29.6 sq m / 319 sq ft  
 Total = 203.2 sq m / 2188 sq ft  
 (Including Garage / Excluding Sheds)



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 #98013

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		



**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
 1 London Road, Marlborough, SN8 1PH

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