



**2 ELSIE KNOCKER GROVE
MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

2 Elsie Knocker Grove, Marlborough, Wiltshire SN8 4YN

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

An attractive Edwardian style property on the successful Marleberg Grange, a Redrow Homes development on the southern fringe of Marlborough. This well designed and tastefully presented three bedroom home offers light and airy living space and has been improved by the current owners.

* Hall * Cloakroom * Sitting room * Kitchen/dining room * Three generous bedrooms * Luxurious family bathroom * En suite shower room
* Pretty landscaped rear garden * Parking * EPC rated B



MARLBOROUGH

Elsie Knocker Grove 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 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 is laid to herring bone style flooring, has a cloakroom on the left as you enter and stairs to the first floor with a cupboard under. The sitting room has a window to the front aspect, a panelled statement wall, an electric fire and cleverly a recessed space for a flat screen TV. The superbly appointed kitchen with ceramic tiled flooring is well-designed and has a full range of cupboards and drawers, an integrated AEG oven, grill and dishwasher. There is also a built-in upright fridge freezer. French doors open onto the rear garden from the dining area. To the first floor there are three generous bedrooms with the main having an en suite shower room. Two bedrooms have panelled walls. The third bedroom currently serves as a home office with a fitted desk unit and shelving with lighting. Finally, there is a luxurious family bathroom suite.

Outside

The pretty rear garden is low maintenance with the ground level garden mainly laid to artificial grass and patio. To the rear of the garden steps rise to a raised seating area that is perfect for dining al fresco. The front garden is open plan and laid to lawn with maturing shrubs. Parking for two cars is located at the front of the property.

Services

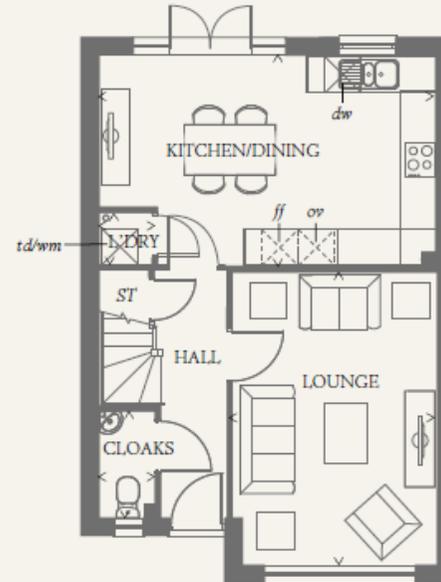
All mains services connected. Maintenance charge £132.00 per half year. Wiring available for an electric car charger (not supplied). Council tax band: D



The Ludlow

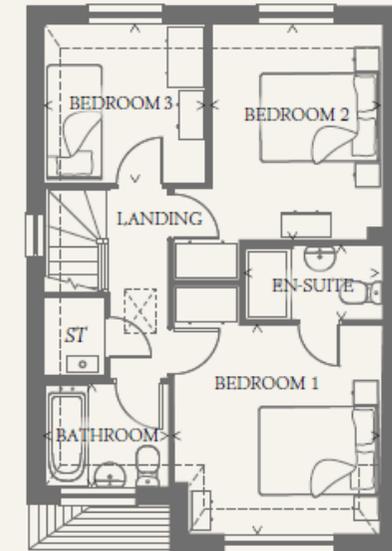
Three Bedroom Home

Even the simplest design can have an undeniable elegance and charm, as you'll discover in the beautifully laid out Ludlow. Its traditional exterior and comfortable interior make this a property you are sure to be pleased to call home.



GROUND FLOOR

LOUNGE	15'11" x 11'0"	4.84 x 3.35 m
KITCHEN/ DINING	18'2" x 11'5"	5.53 x 3.48 m
LAUNDRY	2'11" x 2'9"	0.90 x 0.85 m
CLOAKS	5'9" x 2'11"	1.76 x 0.90 m



FIRST FLOOR

BEDROOM 1	11'5" x 11'3"	3.47 x 3.42 m
EN-SUITE	7'5" x 4'2"	2.26 x 1.25 m
BEDROOM 2	11'9" x 9'3"	3.58 x 2.81 m
BEDROOM 3	8'8" x 8'7"	2.64 x 2.62 m
BATHROOM	6'8" x 5'7"	2.02 x 1.71 m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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