



1 BRUNEL COURT
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

1 BRUNEL COURT, ELCOT LANE, MARLBOROUGH, WILTSHIRE, SN8 2AZ

Marlborough centre 0.7 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A modern detached 4 bedroom, 3 bathroom property in a private position within 0.7 miles of Marlborough High Street.

* Hall * Kitchen/breakfast room with bi folding doors * Sitting room * Dining room/bedroom 4 * Bedroom 3/office * 2 further en suite bedrooms *
* Family bathroom * Utility room * Parking * Gardens * Excellent location *



MARLBOROUGH

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. 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

1 Brunel Court is a detached and versatile new home situated in a private location off Elcot Lane. The property benefits from the remainder of a 10 year new home warranty making it ideal for those that want an easy home to look after and have peace of mind.

The real heart of this house is the open plan kitchen/breakfast room with integrated AEG appliances and bi-fold doors opening to the patio and garden making it ideal for entertaining in the warmer months. An adjoining utility room has side access from the property. There is a dual aspect sitting room to the front and opposite this there is a separate dining room dining room/bedroom 3 and an office or 4th bedroom with direct access to the garden and use of the adjoining bathroom.

Upstairs there are two good sized double bedrooms, both with built in wardrobes and each with its own en suite shower room.

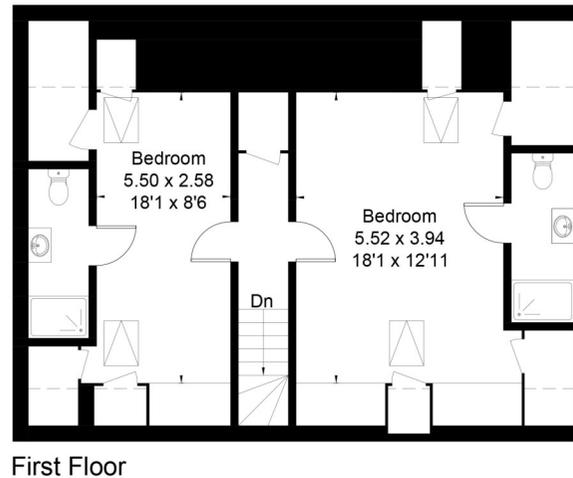
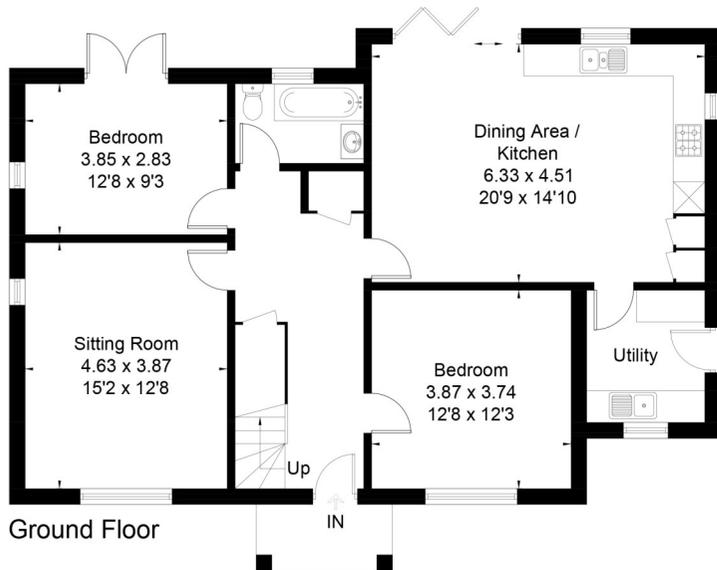
OUTSIDE

To the front of the property is hardstanding providing parking for several vehicles with gates providing side access to the garden. The rear garden is fully enclosed by close board fencing and is laid to lawn. A patio provides a seating area for sitting out and enjoying the sunshine or al-fresco dining.

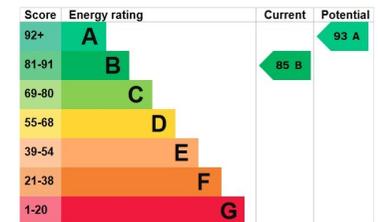
SERVICES

Mains water, gas and electricity. Mains drainage via pumped system shared with 2 Brunel Court. Internet - superfast broadband of 900Mb currently connected. Tenure: Freehold.

Approximate Floor Area = 173.2 sq m / 1864 sq ft



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 #104890



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