



**65 ROGERS MEADOW,  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS

# **65 ROGERS MEADOW, MARLBOROUGH, WILTSHIRE, SN8 1DZ**

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

**A much improved three bedroom semi-detached house situated in this popular residential area and having spacious ground and first floor accommodation together with sizeable and pretty rear garden.**

\* Hall \* Sitting room \* Kitchen/breakfast/family room \* Conservatory \* Three bedrooms \* 2 Bathrooms  
\* Single garage with parking in front \* Good sized rear garden with a shed/home office.



## **MARLBOROUGH**

The property is located on the edge of Marlborough, offering easy access in to town and to the 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 two supermarkets and boasts a number of good quality restaurants such as Dan's. The Golf Club and new tennis courts on the nearby common, together with the leisure centre provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Swindon, Hungerford, Great Bedwyn and Pewsey to London Paddington.



### THE PROPERTY

Positioned on the edge of the historic market town of Marlborough, this tastefully presented and modernised three-bedroom semi-detached home offers well-proportioned and practical accommodation. The entrance hall leads to an impressive open plan kitchen/dining and family room with a woodburning stove. The kitchen in turn leads to a generous conservatory that overlooks the rear garden. The sitting room is a lovely space in which to relax. The first floor comprises three spacious bedrooms, all being double in size. The main bedroom also has a stylish ensuite wet room. Finally, there is a beautifully refitted contemporary family bathroom finished to a high standard.

Externally, the property continues to impress with its attractive and generous size private rear garden - thought to be one of the largest gardens on the development. There is a decked seating area with steps down to the main garden that has a storage shed with light and power and could easily be converted into a home office. The front garden is planted in two sections. One part has been planted with an attractive array of flowering shrubs, while the other part has been planted as a wild flow garden. A single garage provides valuable storage or secure parking. A driveway in front provides parking for two more vehicles.

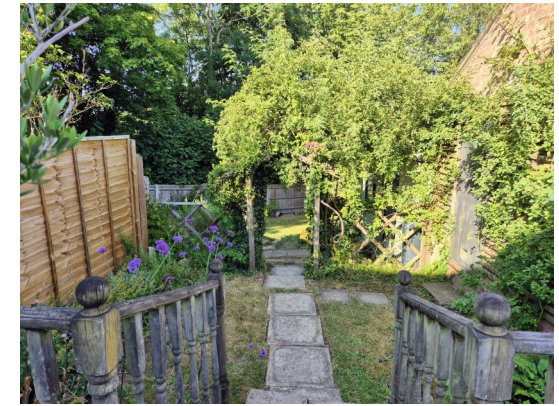
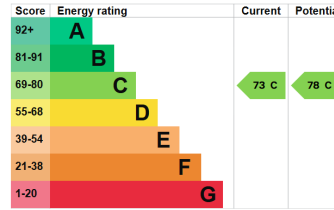
### SERVICES

All mains services are connected. Council tax band: D.

### TENURE

Freehold

Approximate Floor Area = 112.8 sq m / 1214 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 125.7 sq m / 1353 sq ft  
 (Excluding Shed)



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 #111325

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