



48 PRIORSFIELD, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

48 PRIORSFIELD, MARLBOROUGH, WILTSHIRE, SN8 4AQ

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A beautifully presented 2 bedroom detached bungalow with a superbly extended kitchen/dining room and located in a no through road within easy reach of Marlborough town centre. The property benefits from a quiet location, has private parking as well as a garage and internal viewing is highly recommended.

* Entrance hall * Sitting room * Kitchen/Dining room * Two bedrooms * Bathroom
* Garage * Parking * Pretty Gardens * Excellent location



MARLBOROUGH

Priorsfield is located on the edge of Marlborough, offering easy access in to town and to Savernake Forest. 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

This quietly positioned bungalow is approached over a brick paved driveway leading to the front door. On entering the hall, the luxurious bathroom is immediately on the left and comprises a white suite with an over-bath shower. The hall then also leads to the two bedrooms, both of which are bright and generous size doubles. The spacious sitting room has French doors that lead to the attractive rear terrace and overlooks the very pretty and well tended garden. The Kitchen/dining room is well appointed with a comprehensive range of wall and base units and appliances include, an integrated electric hob and oven, fridge and dishwasher. There is also a very useful larder cupboard. The dining area extension is a fantastic space and takes full advantage of the view and from here a door leads to the garden.

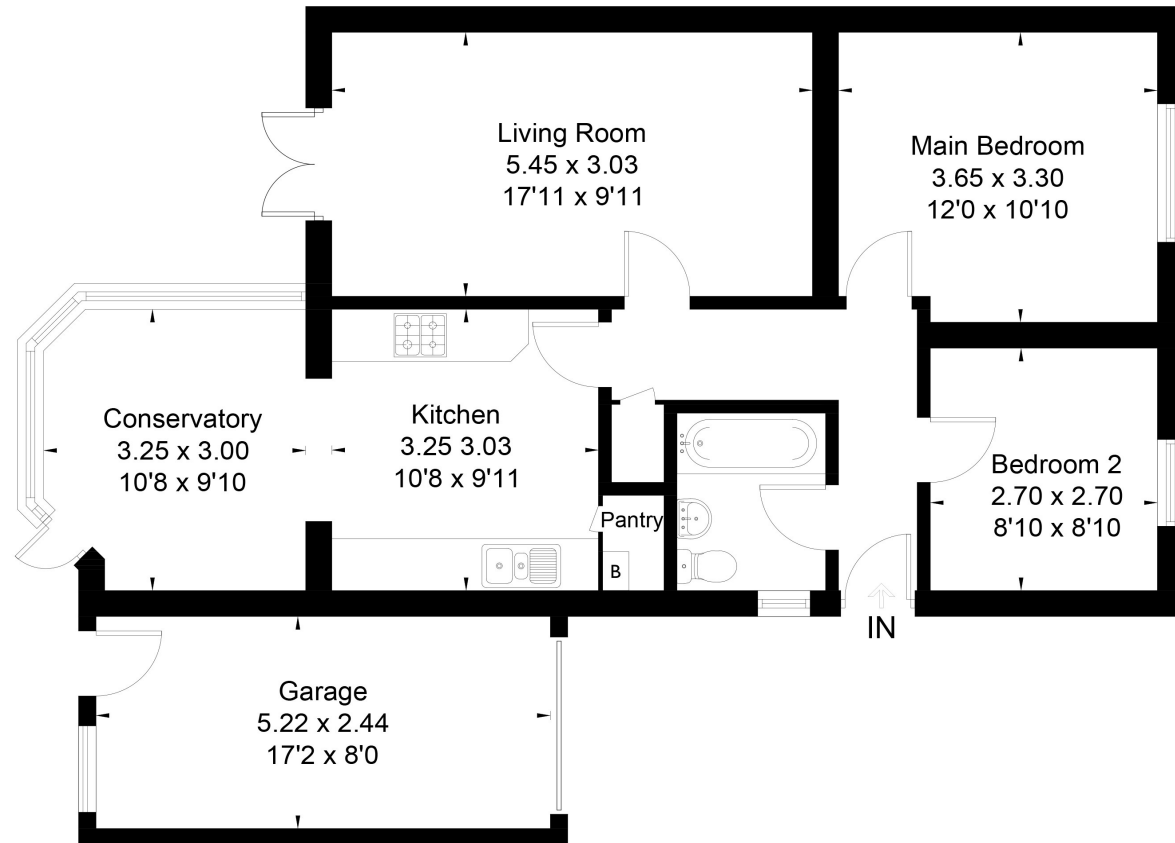
OUTSIDE

The garden is a true highlight of the property and combines a huge degree of privacy with a view across to the ancient Savernake forest. The garden is predominantly laid to lawn, with a terrace seating area which when seated at a table offers complete privacy. The garden is enclosed by feather board fencing and is stocked with a variety of mature shrubs and also has a large garden potting shed. A path leads to the rear of the garage, which has light and power. To the front of the property there is an attractive lawn with mature shrubs. A brick paved driveway provides parking in front of the garage for at least three vehicles.

SERVICES

All mains services connected. Council tax Band D.

Approximate Floor Area = 71.3 sq m / 767 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 84.0 sq m / 904 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 #66529

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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