



15 GEORGE LANE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

15 GEORGE LANE, MARLBOROUGH, WILTSHIRE, SN8 4BX

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 character Victorian townhouse offering high ceilings combined with modern and stylish accommodation with the benefit of parking and a south facing garden.
The property benefits from easy access to Marlborough High Street and local schools.**

* Entrance hall * Sitting room * Dining room * Kitchen/breakfast room * Four bedrooms * En suite shower room *
* Family Bathroom * Cloakroom * Utility room * Parking * South facing gardens *



MARLBOROUGH

15 George Lane is situated close to the centre of Marlborough, offering easy access to town and local facilities. 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.

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

Occupying an elevated position on a popular road in Marlborough, 15 George Lane has been lovingly looked after and updated by its current owners, most recently adding a loft conversion to create a lovely light main bedroom and en suite shower room. Entering the property there is a light reception hall with high ceilings that continue throughout the original property. To the right of the hall there is a sitting room with a woodburning stove and a lovely bay window. Further down the hall there is a dining room with exposed wooden flooring and a large under stair storage cupboard. Beyond the dining room there is a utility area with sink and space for a washing machine and tumble drier in a separate cupboard. There is also a cloakroom within the utility and a door to the side of the house. At the rear of the house the heart of the property is the beautiful and vaulted kitchen/breakfast room, with a tiled floor and two pairs of French doors leading to the gardens.

On the first floor there are three good sized bedrooms and a stylish family bathroom. A further staircase leads to the second floor with a lovely landing and a light bedroom with en suite shower room.

OUTSIDE

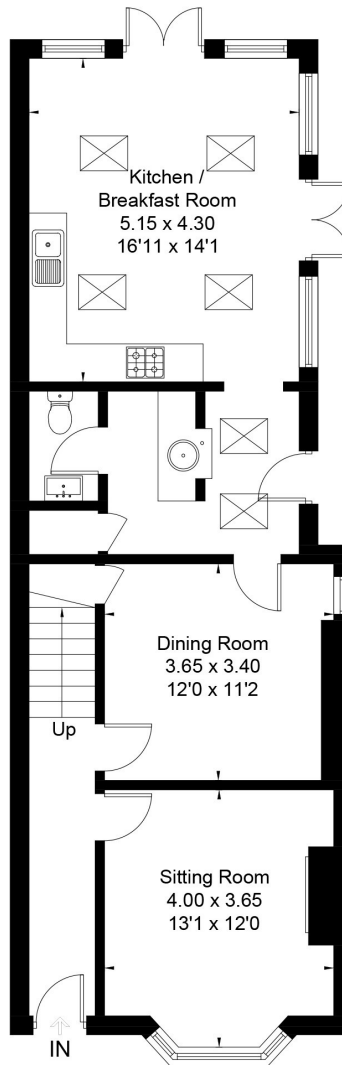
To the front of the property there is a parking area with steps up to the front door and a further wide path leading through a gate in to the back garden. The back garden is largely private and provides an excellent space for entertaining with a terrace directly outside the kitchen. To the rear of the garden there is a log cabin style summerhouse/shed.

SERVICES

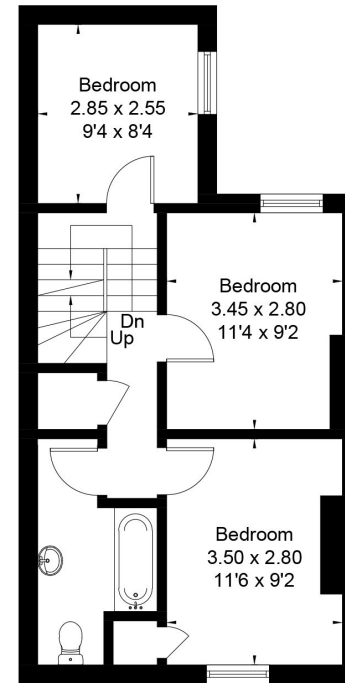
All mains services connected. Council tax Band D.



Approximate Area = 158.0 sq m / 1701 sq ft

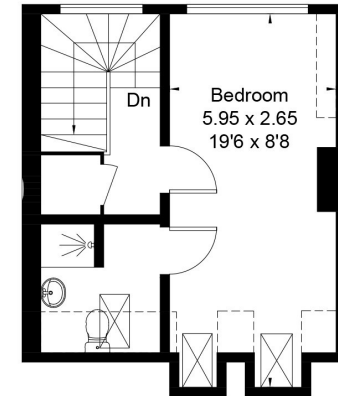


Ground Floor



First Floor

□ = Reduced head height below 1.5m



Second Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 321638

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
ESTATE AGENTS