



23, NEWBY ACRE
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

23 NEWBY ACRE, MARLBOROUGH, WILTSHIRE, SN8 1DW

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

Light, airy three-bedroom end-of-terrace home with an enclosed garden and with stunning far-reaching views across Marlborough

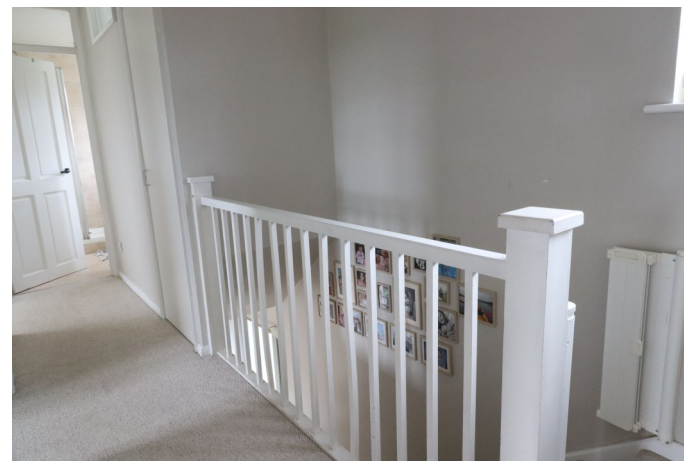
* Cloakroom * Kitchen/breakfast room * Sitting room * Three bedrooms * Family bathroom
* Nearby parking * Enclosed rear garden * Views from all bedrooms sitting room and kitchen



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

An appealing light and airy three-bedroom end-of-terrace home combining light and spacious accommodation with a particularly attractive outlook and conveniently positioned for enjoying all that Marlborough and the surrounding area have to offer. The property enjoys a wonderful elevated position with stunning far-reaching views across Marlborough towards Mildenhall. The accommodation offers well-proportioned living space with on the ground floor, and includes: a cloakroom, a super well-appointed kitchen/breakfast room and spacious sitting room, with the latter providing a pleasant outlook and a comfortable space for relaxing or entertaining. To the first floor are three bedrooms and a family bathroom, with all the bedrooms benefiting from the property's lovely views.

Outside

The property enjoys an enclosed rear garden, providing a private space for outdoor dining, gardening and relaxation. Nearby parking is available on a first come, first served basis.

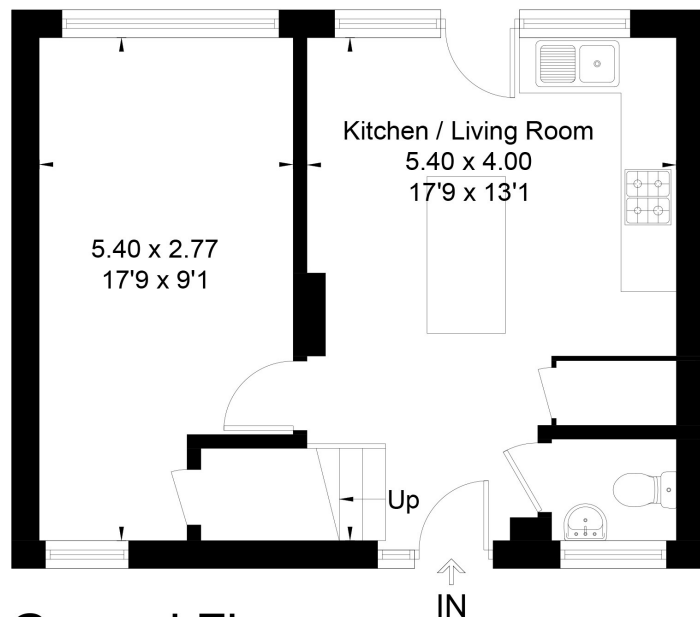
SERVICES

All mains services are connected. Council tax band: B

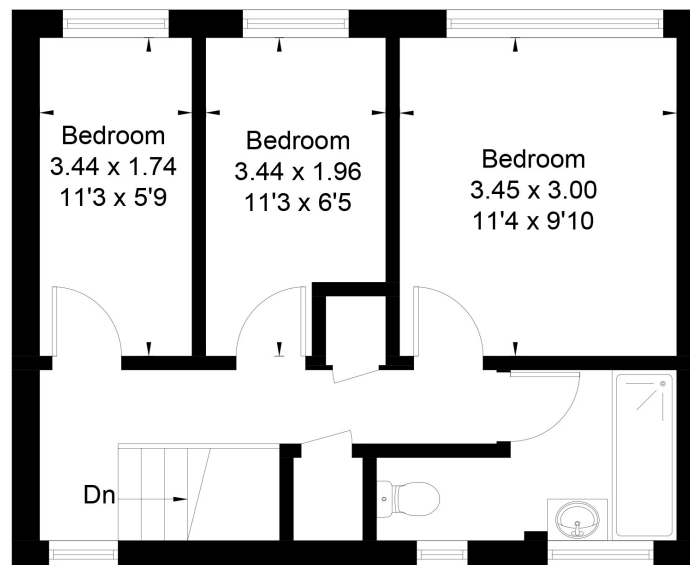
TENURE

Freehold

Approximate Floor Area = 75.4 sq m / 812 sq ft



Ground Floor



First Floor



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 #114588

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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