



39 ROGERS MEADOW,
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

39 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.

**Beautifully presented semi-detached home significantly extended and upgraded by the current owners.
The property offers a layout perfect for modern living and a convenient edge of town location.**

* Reception hall * Kitchen/breakfast/family room * Study/play room * Sitting room * Three bedrooms * Two bathrooms (1 en-suite) *
* Mezzanine office/storage area * Cloakroom * Parking * Landscaped gardens *



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 and Rick Stein. 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

This stunning home has been much improved and extended by the current owners. On the ground floor the accommodation includes an amazing kitchen/breakfast room with vaulted family room with bi-fold doors out to the garden, a useful utility area, space for a dining table and a modern kitchen with various built in appliances. While to the front of the house there is an excellent sitting room and a play room/study. At the front of the house there is a very useful enclosed porch leading in to the hall with tiled floor, off which there is also a refitted cloakroom.

Upstairs the property offers a landing leading to three bedrooms. The main bedroom features a vaulted ceiling with inbuilt speakers, fitted wardrobes, a modern en-suite shower room and a staircase leading to a mezzanine office area. There are two further bedrooms and a refitted family bathroom.

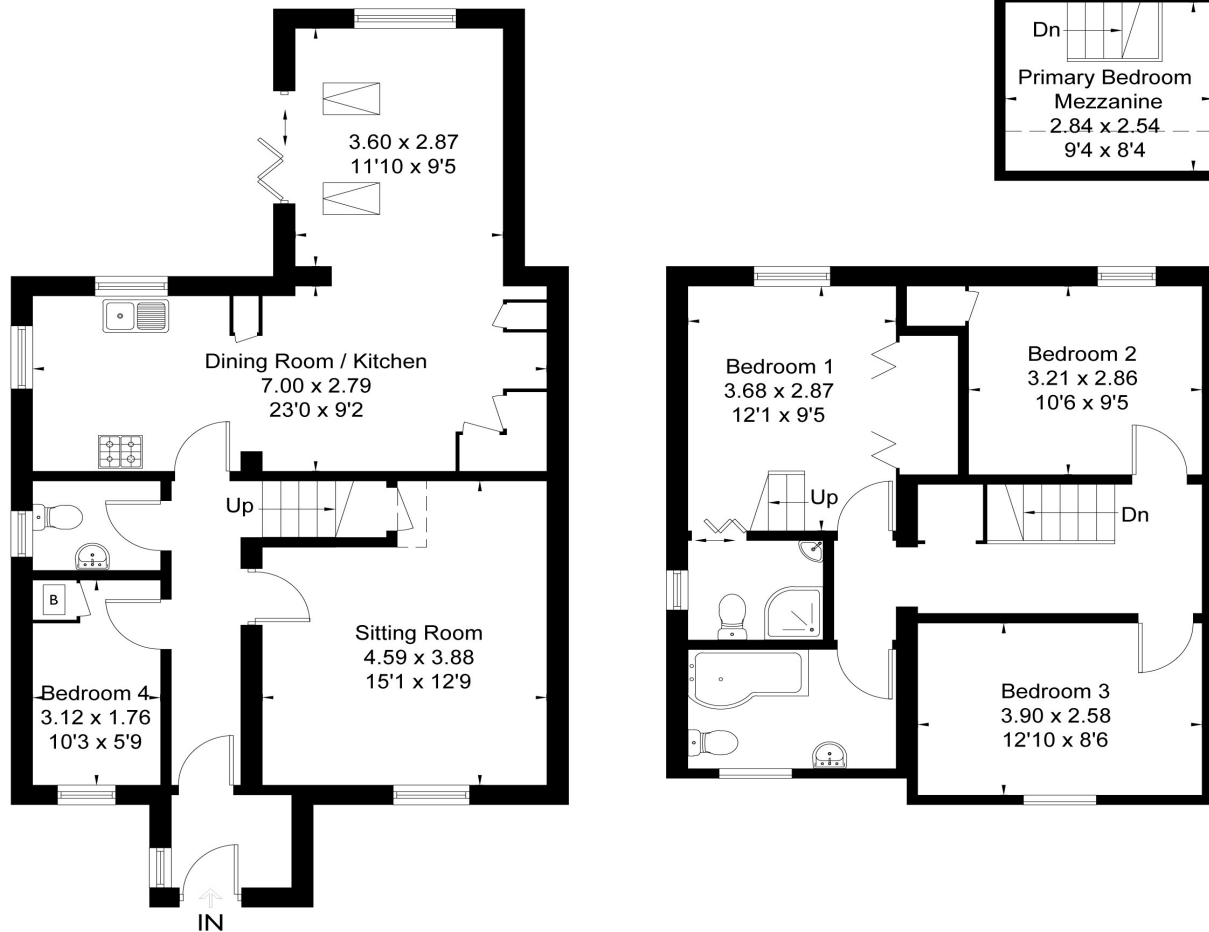
GARDEN & GROUNDS

To the front of the property there is a lawn with gravelled area used for occasional parking. A gate to the side leads in to the back garden which provides a terrace area directly outside the kitchen, with timber sleepers leading up to a level lawn and a storage shed. Beyond the garden there is a parking space for one vehicle and an additional area of grass with provides further potential for another parking space subject to any required permissions,.

SERVICES

All mains services are connected. Council tax band C.

Approximate Area = 126.9 sq m / 1365 sq ft
(Including Mezzanine)
Including Limited Use Area (2.1 sq m / 23 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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