



42 LONDON ROAD,  
MARLBOROUGH

BREARLEY & RICH  
ESTATE AGENTS



## **42 LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 2AA**

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

**A semi-detached Edwardian town house benefitting from high ceilings and character features associated with the age and with the benefit of delightful gardens, parking and potential to update and improve as required.**

\* Reception hall \* Sitting room \* Dining room \* Conservatory Kitchen/breakfast room \* Office \* Four bedrooms \* Two bathrooms (1 en-suite) \*  
\* Utility room \* cloakroom \* Attic room/bedroom 5/office \* Gardens \* Driveway parking \*



### **MARLBOROUGH**

The thriving market town of Marlborough offers a choice of access to major communication routes while being 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 Dans and 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, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.





### THE PROPERTY

Built in the early 1900's this charming home offers superb proportions not often found in Marlborough, with high ceilings, open fireplaces and picture rails being just some of the character features. The hallway is a reception room in itself and leads in to the double aspect sitting room and to the breakfast room. The current owners added the vaulted office room to the rear and the conservatory off the kitchen/breakfast room. There is also a utility room and a cloak room on the ground floor. Upstairs there are four light bedrooms, the main having a full en suite, while there is a guest bathroom on the half landing. A door from the landing gives access to a further set of stairs up to an attic room with Velux window and providing potential for further bedroom accommodation if required.

### GARDEN & GROUNDS

To the front of the property there is a mature hedge behind which there is a brick paved drive providing space for two vehicles. To the rear of the house there is a large courtyard garden with access to a large brick built outbuilding. The main garden is to the side of the house and is west facing, this mature garden features a number of lovely trees including mature cherry, oak and silver birch and a young plum tree. The garden is laid to lawn with several borders. There is a lovely wisteria covering the conservatory.

### SERVICES

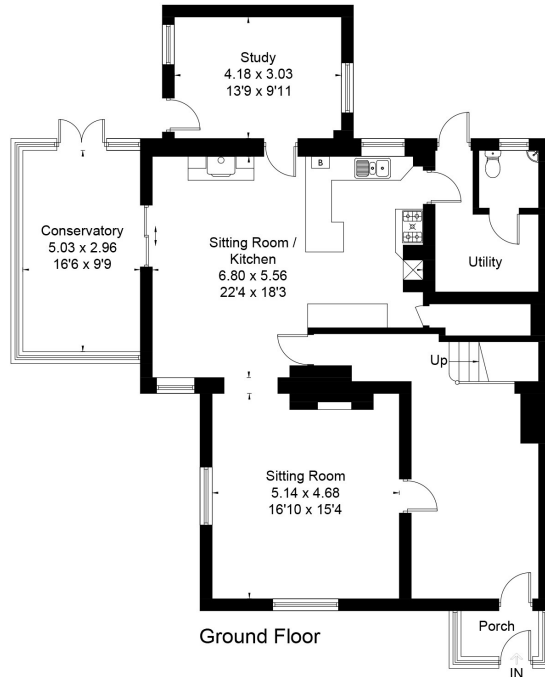
All mains services are connected. 12 solar panels installed in 2011 with quarterly Feed In Tariff. Council tax Band F.



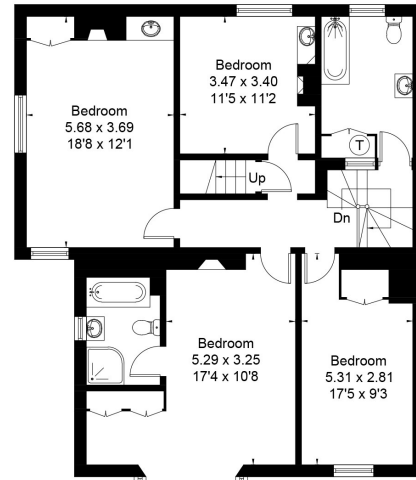
Approximate Area = 260.8 sq m / 2807 sq ft  
 Outbuilding = 10.6 sq m / 114 sq ft  
 Total = 271.4 sq m / 2921 sq ft  
 Including Limited Use Area (12.9 sq m / 139 sq ft)



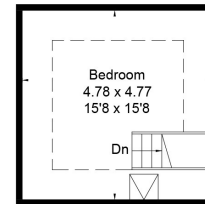
| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 74      | 81                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |



Ground Floor



First Floor



Second Floor

Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Outbuilding



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 301737

**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
 1 London Road, Marlborough, SN8 1PH

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**BREARLEY & RICH**  
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