



**SYCAMORES, BACK LANE,  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS

# **SYCAMORES, BACK LANE, MARLBOROUGH, WILTSHIRE, SN8 1JJ**

*Marlborough High Street 0.1 miles. M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.*

**An individual detached house in one of the most popular residential streets in Marlborough, offering wonderfully proportioned accommodation with potential for updating/extension subject to planning. The property sits in a private, southerly facing plot with views over Marlborough.**

\* Hall \* Cloakroom \* Living room \* Dining room \* Office/bedroom 4 \* Kitchen/breakfast room \* Utility room \* Three/Four bedrooms \* Three bath/shower rooms (1 en-suite) \*  
\* Garage \* Car port \* Parking \* Gardens \*



## **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. Excellent local schools including St. Johns Academy and Marlborough College are close by.

The town is surrounded by the most attractive countryside of the Wessex Downs AONB including the Marlborough Downs, Pewsey Vale and Kennet Valley.



### THE PROPERTY

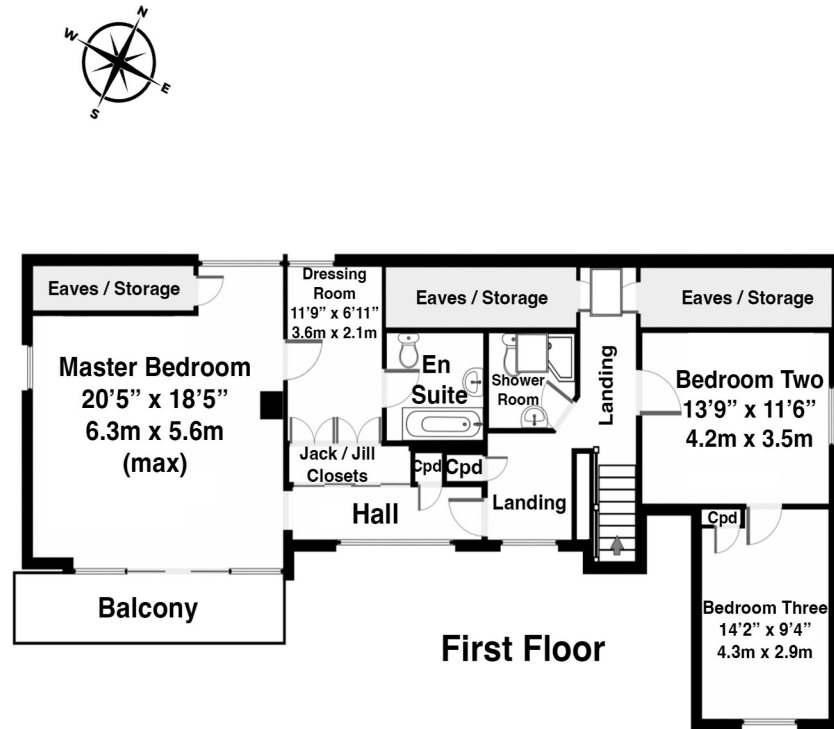
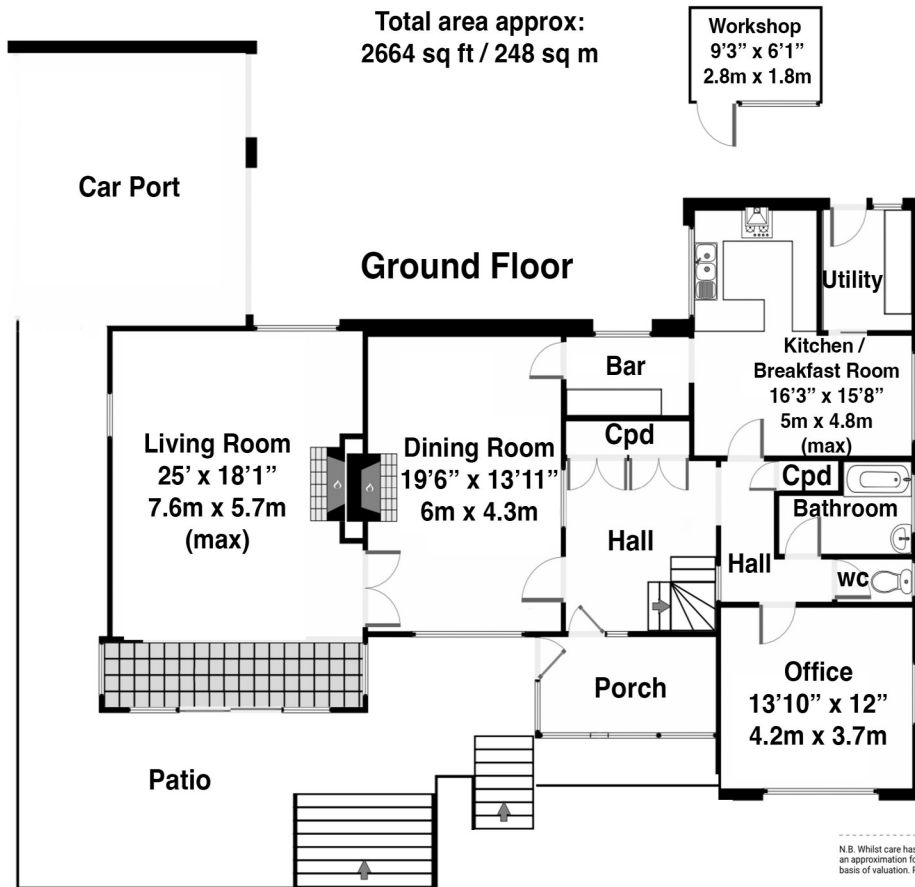
Situated at the end of Back Lane and offering a traffic free location with excellent access to the High Street this modern, individually designed house offers superbly light and well proportioned accommodation with scope to update and alter/extend to suit individual needs and subject to planning. The property offers unique features including timber flooring to the reception hall and dining rooms, while steps leading down in to the living room emphasise the high ceiling in this light main reception room. At the other end of the house there is a good size kitchen/breakfast room and a separate utility room while an office provides a third reception room overlooking the gardens. The office could equally provide ground floor bedroom accommodation if required as there is also a ground floor bathroom and separate cloakroom adjacent.

From the reception hall, the staircase rises to a generous light filled landing with a further hall leading to the triple aspect main bedroom with a south facing balcony. This bedroom in turn leads to a dressing room with fitted storage and then to an en-suite bathroom. To the other side of the landing, bedroom 2 leads in to a further bedroom. With minor layout alterations it may be possible to create four separately accessed first floor bedrooms if required. There is a shower room off the landing.

### GARDEN & GROUNDS

Accesses from Back lane the driveway in to the property splits to a timber garage at the front, with a further drive way sweeping up to the left of the house to a car port. The gardens lie mainly to the south/west of the house with mature trees and a pergola covered walkway flanked by level lawns leading up a paved pathway to steps leading up to the front door. The house and garden offer views over Marlborough to the town hall and beyond. To the rear of the house there is a paved area and a shed.

**SERVICES** All mains services are connected. Council Tax Band G.



N.B. Whilst care has been taken with this floor plan to reflect an accurate likeness of the property it should only be used as an approximation for illustrative purposes only, specifically no guarantee is given and all should not be relied on solely as a basis of valuation. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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