



1 HAZEL CLOSE,
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

1 HAZEL CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2AD

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

**An updated and extended detached house in a no through road with easy access in to Marlborough and Savernake Forest.
The property benefits from well proportioned rooms including an excellent reception hall and a galleried landing with lovely light accommodation throughout.**

* Reception hall * Sitting room * Kitchen/dining/family room * Study * Dining room * Five bedrooms * Two bath/shower rooms (1 en-suite) *
* Cloakroom * Utility room * Beautiful rear gardens * Double garage and off-road 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

Originally built in approximately 1987, this well proportioned, light home has been updated by the current owners over the last 15 years. Situated in a quiet position the property offers excellent access to Savernake forest, footpaths in to town and local cycle paths

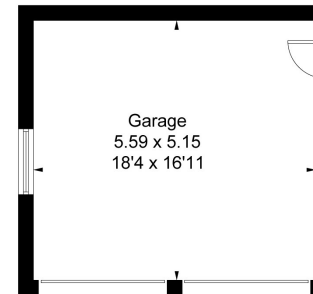
The welcoming reception hall features timber flooring and has plenty of space for a side table or side board. The sitting room has a bay window, gas fireplace and doors onto the garden. At the other end of the hall is a modern kitchen/dining/family room. The kitchen has integrated appliances and a Corian worktop. Beyond the breakfast table there is a seating area in front of the bi-folding doors, so that this room provides an excellent everyday living space. Off the kitchen there is also a utility room with door to the garden and a recently replaced wall mounted boiler. A generous dining room to the rear and a study at the front of the house and a modern cloakroom complete the ground floor. Upstairs, a feature of the house is the galleried landing, which leads to all five bedrooms, four of which have fitted storage, and there is a large family bathroom. The main bedroom has an en-suite shower room and extensive fitted wardrobes.

OUTSIDE

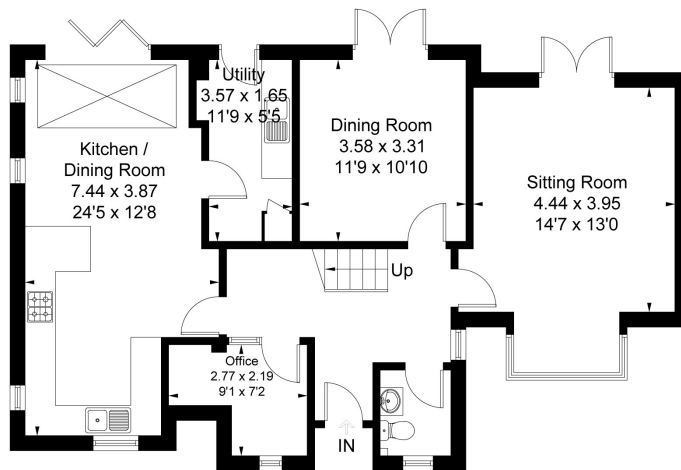
To the front of the property there is a low maintenance border and pathway. To the side of the house there is a double garage with electric doors and parking in front. The plot extends along the side of Hazel Close to the front. The garden to the rear is divided in to two areas of lawn, one immediately behind the house, where there is also a large patio with seating area and a further seating area at the end of the garden providing a sunny evening seating area. A paved pathway leads behind the garage and past a shed and greenhouse into a second area of lawn which is west facing and private and also leads on to a productive vegetable area.

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

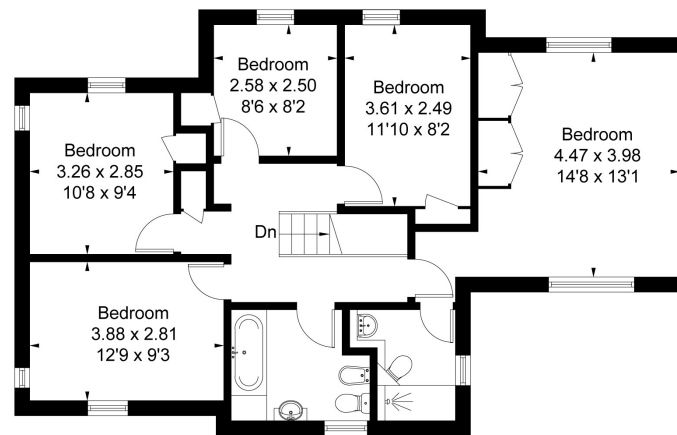
Approximate Floor Area = 165.1 sq m / 1777 sq ft
 Garage = 28.8 sq m / 310 sq ft
 Total = 193.9 sq m / 2087 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 302792

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



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