



**1 HUGHES CLOSE, MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS



# **1 HUGHES CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1TN**

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

**A spacious modern detached house with potential to update and extend, subject to permission, in a popular location within the town. The property benefits from excellent reception rooms, four good bedrooms, south facing gardens and a detached double garage.**

\* Reception hall \* Sitting room \* Kitchen/breakfast room \* Dining room \* Study/office \* Four bedrooms \* 2 bath/shower rooms \*  
\* Cloakroom \* Utility room \* Double garage \* Parking \* South facing gardens \*



## **MARLBOROUGH**

Hughes Close is located approximately 0.7 miles from Marlborough High Street, offering easy access in to town and to Savernake Forest. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets (including Waitrose), an independent cinema and a number of good quality restaurants such as Rick Steins and Dans. 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

This lovely modern detached house offers spacious well proportioned accommodation throughout. The property has been well loved over the years and now offers a new owner the potential to update throughout to their own needs and potentially extend if required and subject to permissions. The ground floor offers a welcoming reception hall with double doors in to the double aspect sitting room. There is a separate dining room and a kitchen/breakfast room with breakfast bar. Off the kitchen there is a utility room with door to the garden. A study at the front of the house and a cloakroom complete the ground floor.

The first floor offers a light galleried landing with a super main bedroom and large ensuite. There are three remaining bedrooms, all of good sizes and served by a family bathroom.

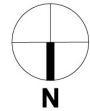
### GARDEN & GROUNDS

The house is located in small close of well spaced similar houses. The front drive offers parking for 2/3 cars in front of the double garage. A gate to the side leads in to the south facing rear garden which slopes gently away from the house and is largely private. The garden is laid to lawn with mature borders. A patio and timber pergola provide outdoor entertaining space.

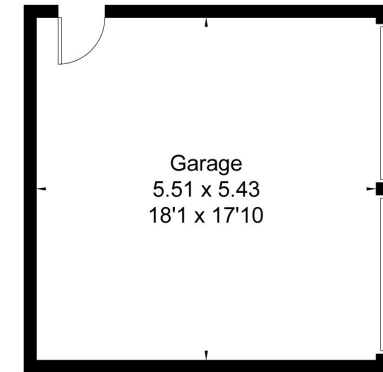
### SERVICES

All mains services connected. Council tax band: G.

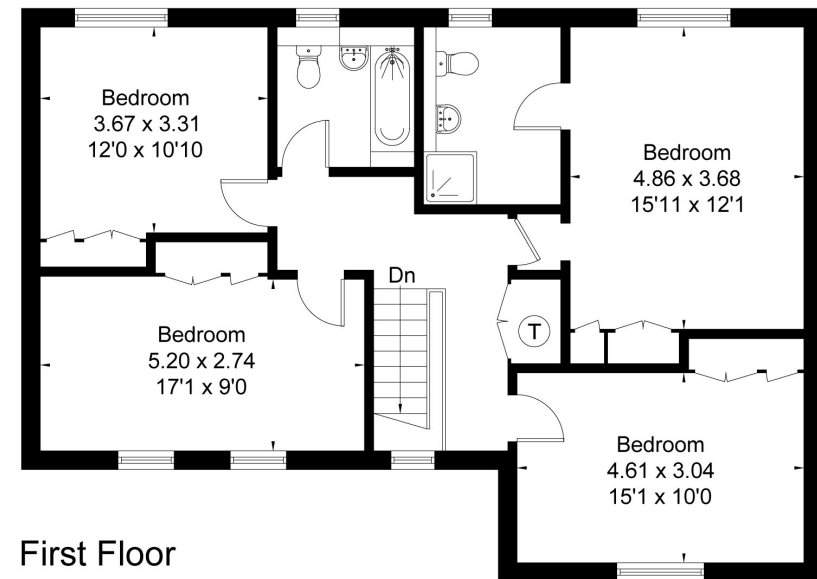
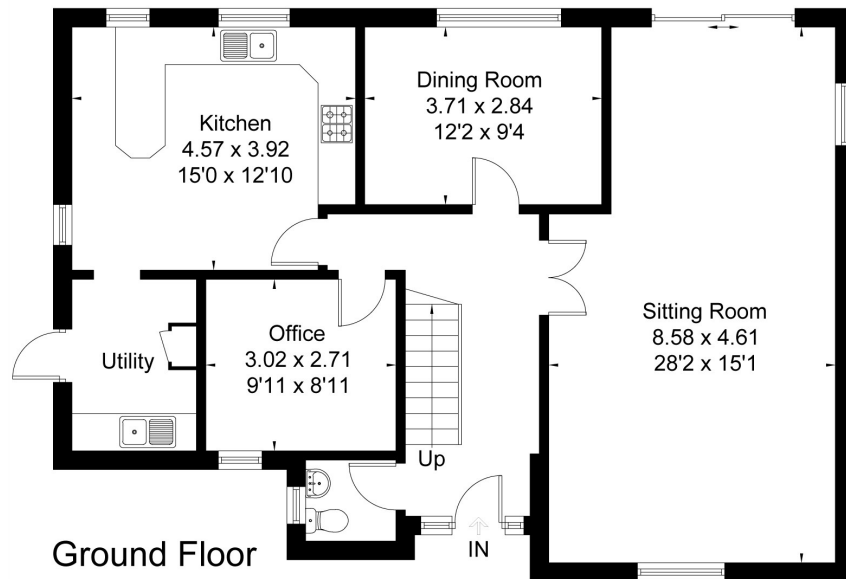
Approximate Area = 188.2 sq m / 2026 sq ft  
 Garage = 29.9 sq m / 322 sq ft  
 Total = 218.1 sq m / 2348 sq ft



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>		
(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	



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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