



**EASTON GREY, 82 LONDON ROAD  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS



# **EASTON GREY, 82 LONDON ROAD, MARLBOROUGH** **WILTSHIRE, SN8 2AN**

*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 occupying a wide plot with a private south facing garden and large driveway parking. The property has an excellent reception rooms and living space with high ceilings and may offer potential for further extension subject to planning.**

\* Kitchen/breakfast room with sitting area \* Sitting room \* Living room \* Utility room \* 3 Bedrooms \* Bedroom 4/office \*  
\* Bathroom \* Shower room \* Cloakroom \* Large south facing private rear garden \* Front garden and extensive parking \* Potential for loft conversion subject to planning \*



## **MARLBOROUGH**

The property is located close to the centre of the thriving market town of Marlborough which offers a choice of access to major commuting 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, tennis club and golf club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, and Pewsey vale. There is easy access to excellent walking and riding close by including Savernake Forest. The M4, Junction 15 is within 8 miles giving excellent 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 1920s character house is located within a short walk of the town centre and occupies a particularly wide plot with a private south facing garden. The hub of the house is the kitchen/breakfast area which has plenty of space for informal entertaining, including a breakfast bar, snug and dining area with large sliding door leading out on to a generous terrace. Off the kitchen there is a large utility room with a further door to the garden and an office/ground floor double bedroom 4 which has use of a modern shower room opposite. To the front of the house there is a high ceilinged and light sitting room with Jetmaster open fire, while behind this there is a living room with feature fireplace, a bay window and fitted storage. Within the reception hall there is a large cloakroom for shoes and coats. while a period staircase rises to the light and high ceilinged landing. There are three good sized bedrooms on the first floor, two of which are very generous doubles and include period fireplaces. There is a bathroom with a separate cloakroom. There may be potential to extend the property further in various directions depending on needs and subject to planning, including into the loft which currently provides excellent storage and has a Velux window to the rear.

## OUTSIDE

The property is approached over a tarmac drive providing parking for several vehicles. There is a mature garden to the front and a gate to the side leads past a large timber shed to the rear garden, which is mainly laid to lawn with mature borders and a cherry tree. The garden is wonderfully private and is a year round suntrap. There is a pedestrian gate to the rear.

## SERVICES

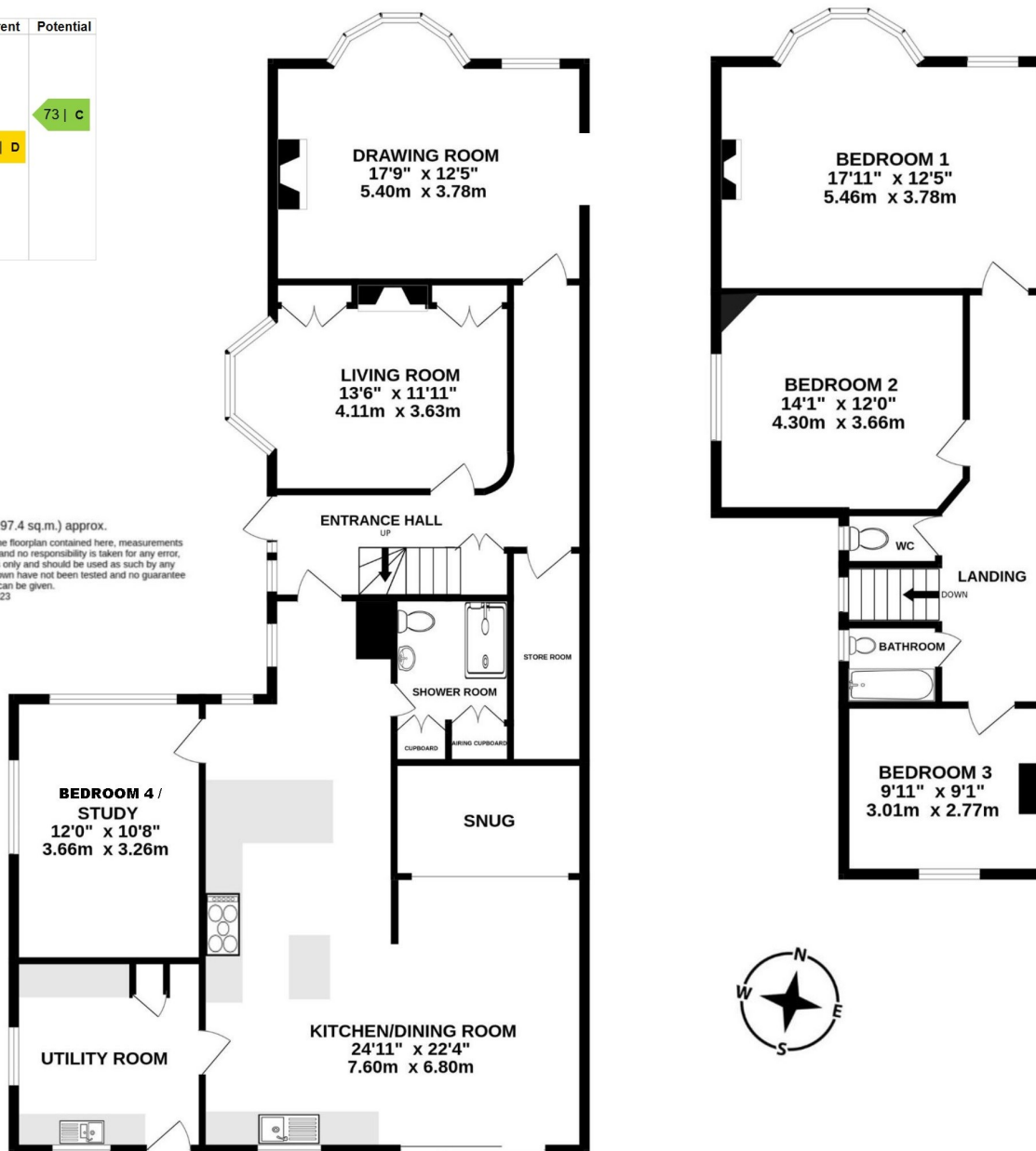
All mains services are connected. Honeywell Evo Home Smart Heating. Underfloor heating to kitchen area. Broadband of 70mb currently connected. Ethernet sockets available in main rooms. Council Tax Band E.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		73   <b>C</b>
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

TOTAL FLOOR AREA : 2125 sq.ft. (197.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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