



HILLCREST, 16 PURLYN ACRE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

HILLCREST, 16 PURLYN ACRE, MARLBOROUGH, WILTSHIRE, SN8 1DR

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

**A large and well presented 4 bedroom family home offering easy access in to Marlborough and beyond.
The property features a 23' living room overlooking the garden together with a separate dining room and four good sized bedrooms.**

* Reception hall * Kitchen * Dining room * Living room * Study * Four bedrooms *
* Bathroom * Cloakroom * Utility room * Boot room * Generous rear garden *



MARLBOROUGH

Purlyn Acre is situated on the north side of Marlborough, offering easy access into 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, an independent cinema, some of the major retailers and supermarkets and boasts 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

A four-bedroom semi-detached house benefitting from generous room sizes throughout. The ground floor features a 23' sitting room with an open fire and patio doors leading out to the large garden. Leading off the hall there is a dining room which leads through to a well-appointed modern kitchen with an excellent range of cupboards and space for a dishwasher, fridge and freezer. Beyond the kitchen there is a study and a utility room with a lobby and back door giving further access to the garden. Also off the hall there is a boot room and a separate cloakroom.

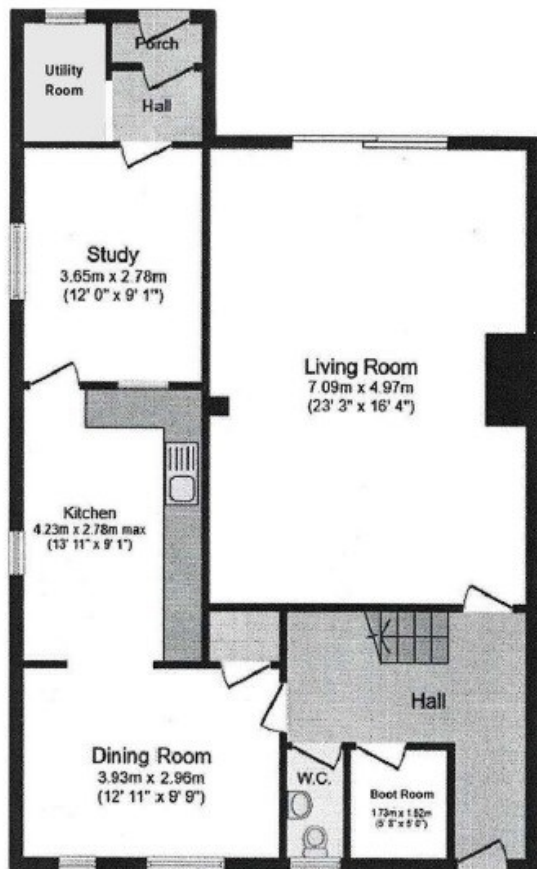
Upstairs the landing leads to are four bedrooms, three of which are double bedrooms. Two of the bedrooms have fitted wardrobes. There is also a good size modern family bathroom and an airing cupboard.

GARDENS

To the front of the property there is a gravelled area with steps leading to the front door. To the rear of the house there is a large private garden with a patio, lawn and shed. Parking is available in shared parking areas to the side and rear of the house.

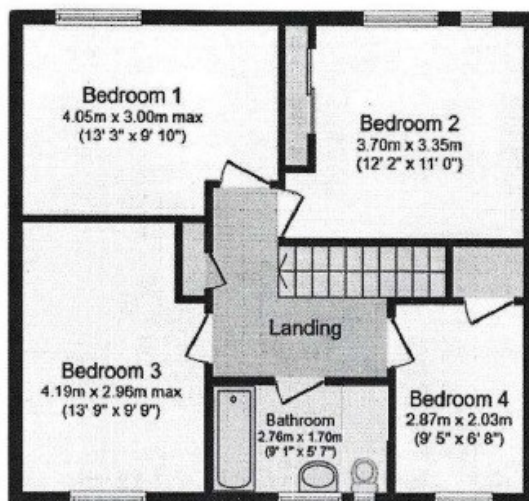
SERVICES

All mains services connected. Council Tax: Band D.



Ground Floor

Floor area 92.1 sq.m. (991 sq.ft.) approx



First Floor

Floor area 57.2 sq.m. (616 sq.ft.) approx



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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