



79 WHITE HORSE ROAD
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

79 WHITE HORSE ROAD, MARLBOROUGH, WILTSHIRE, SN8 2FE

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A beautifully presented four bedroom semi-detached home offering well-proportioned accommodation over two floors. This popular development built by Crest Nicolson offers easy access to the A4 and is close to Savernake forest and open countryside.

* Hall with cloakroom * Sitting room * Kitchen/dining room * Main bedroom with an en suite shower room *
* Three further bedrooms * Family bathroom * Plenty of fitted storage * Walled garden * Garage * Recently replaced gas boiler *



MARLBOROUGH

White Horse Road is located on the edge of Marlborough offering access in to town and countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

A beautifully presented modern home situated on the prestigious Crest Nicholson built St Johns Park development. This lovely semi-detached house includes a well appointed kitchen/dining room and a comfortable sitting room with French doors opening onto the rear garden. There is also a cloakroom/w.c and a generous sized entrance hall with stairs rising to the first floor. Upstairs there are four well proportioned bedrooms served by a luxurious en-suite shower room and a separate main bathroom. The property benefits from gas fired central heating with a recently replace gas boiler and double glazing.

OUTSIDE

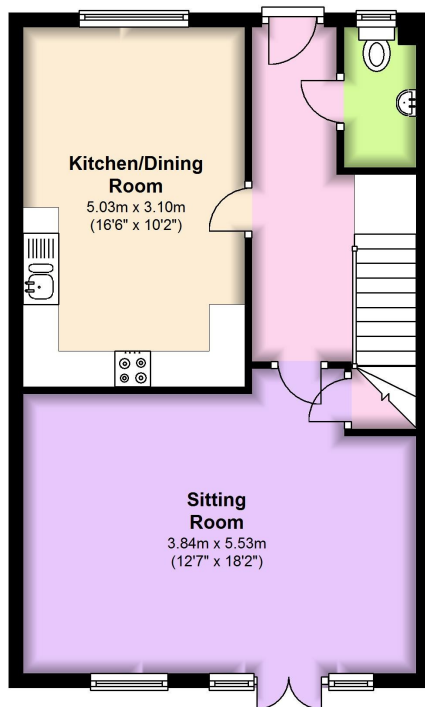
At the front of the house there is a neat border with box hedging and a short driveway leading to the adjoining garage. The single garage is open at the rear thereby providing tandem parking space for two cars on the plot. At the rear of the house the pretty garden includes a paved sun terrace leading to a well tended lawn flanked by established flower and shrub borders.

SERVICES

All mains services connected. Council tax band: E. Freehold.

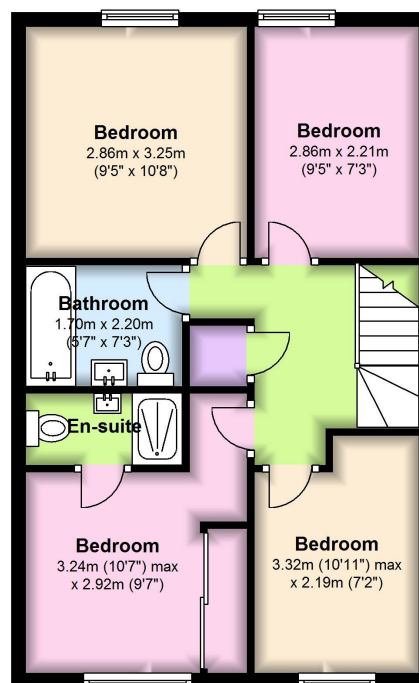
Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 98.2 sq. metres (1056.9 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.

Plan produced using PlanUp.

79 White Horse Road, Marlborough



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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