



30 STONEBRIDGE CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

30 STONEBRIDGE CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2AE

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 detached modern house with south facing garden in a popular no through road within a level walk of the town centre.
The property benefits from light and well proportioned accommodation throughout.**

- * Porch * Reception * Sitting room * Dining room * Conservatory * Kitchen/breakfast room * Utility * Cloakroom *
- * Four bedrooms * 2 Bath/shower rooms (1 en suite) * Large garden * Parking * Garage * Excellent location *



MARLBOROUGH

Stonebridge Close is located to the east of the centre of Marlborough, 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, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as 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 gives access to London and the West Country.



THE PROPERTY

30 Stonebridge Close offers an opportunity to purchase a lovely family home which has been well cared for with recent updates including replacement windows and a modern en suite shower room. There is potential to alter the layout to provide a large kitchen/breakfast room across the back of the house if required and subject to relevant permissions.

Internally the useful enclosed porch leads in to a reception hall with the good sized sitting room to the right. At the end of the hall is the south facing kitchen, fitted with modern units and with space for a breakfast table. The kitchen gives access to the dining room and from here in to the conservatory with doors on to the garden. Off the kitchen there is also a utility room with further door to the garden and a cloakroom and access to the integral garage. Upstairs, the landing gives access to the four bedrooms, three of which are double rooms, each with fitted wardrobes. The main bedroom has a modern en suite shower while there is also a large main bathroom with a bath and separate shower.

GARDENS

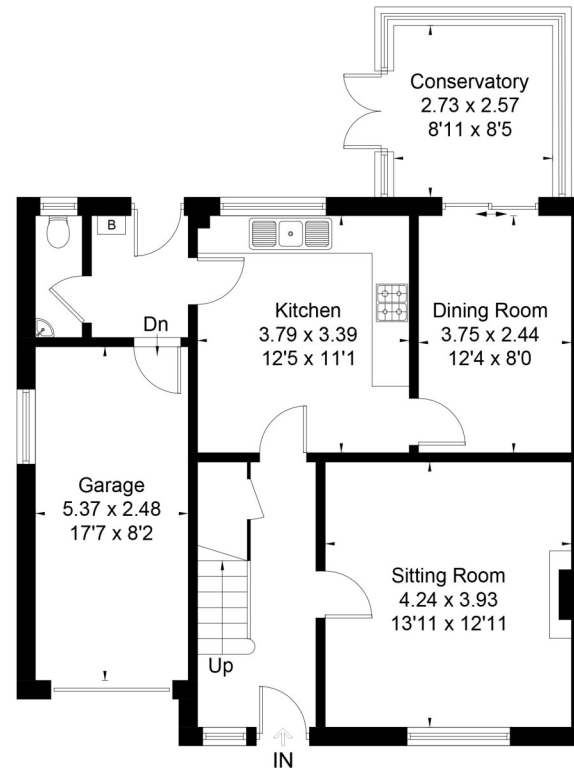
The house is approached over a tarmac drive providing parking in front of the garage. There is a front garden filled with shrubs providing a lovely outlook from the house. There are gates and paths leading to both sides of the house. There is a lovely large and flat south facing garden to the rear and which offers plenty of space for entertaining on the covered patio directly outside the conservatory. There is a lawn interspersed with mature trees leading down to a vegetable garden, fruit cage and shed at the rear.

SERVICES

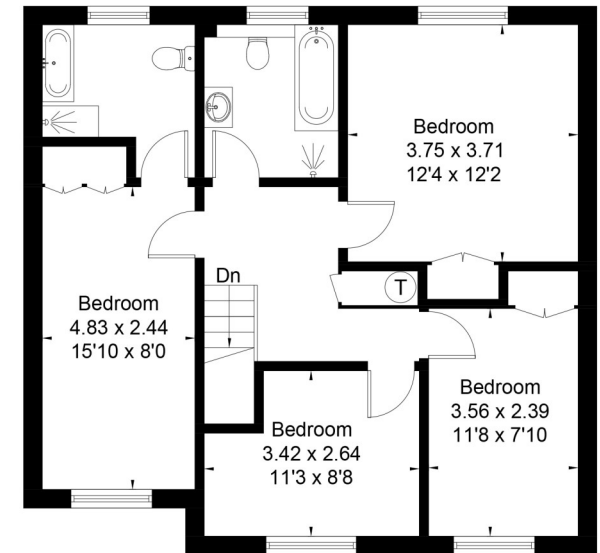
All mains services connected. Solar panels fitted, owned by property and with battery storage and feed in tariff. Council tax Band F.



Approximate Area = 146.3 sq m / 1575 sq ft (Including Garage)
Including Limited Use Area (1.1 sq m / 12 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321113

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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