



3 JEFFERIES CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

3 JEFFERIES CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1UB

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

**A well kept detached house occupying an excellent position less than half a mile from Marlborough town centre.
The property benefits from four lovely light bedrooms with views towards the town from the rear, a lovely private garden, tandem garage and parking.**

* Entrance hall * Sitting room * Dining room * Kitchen/breakfast room * Four bedrooms *
* Two shower/bathrooms (one en suite) * Cloakroom * Tandem style garage * Parking * Landscaped and private rear garden *



MARLBOROUGH

Jefferies Close is located on College Fields, on the western side 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 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, 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 delightful detached house offers lovely light accommodation in a quiet position close to the town centre. On the ground floor, the property benefits from a welcoming hallway with glazed doors leading in to the sitting room and the kitchen. The sitting room has an open fire with gas point and double doors opening in to the dining room which has a sliding door to the garden. The kitchen overlooks the garden and has space for a breakfast table and a door leading in to the attached garage, to the rear of which there is a utility area and another door to the garden. There is a cloakroom off the hall together with an understairs storage cupboard.

Upstairs there are four light bedrooms, three of which have fitted storage and the two back bedrooms have a lovely outlook to the rear. The main bedroom to the front of the house has an en suite shower room and there is a family bathroom off the landing.

GARDENS

To the front of the property there is a lawned garden with a tarmac drive in front of the garage. A paved path leads to the front door. A gate to the left of the property leads in to the back garden which has been landscaped to make the most of the position, with a level lawn directly outside the house and steps leading down to a paved seating and barbecue area. A second pathway from here leads around the garden and back up to the rear of the garage. There is an outside double socket and outside tap.

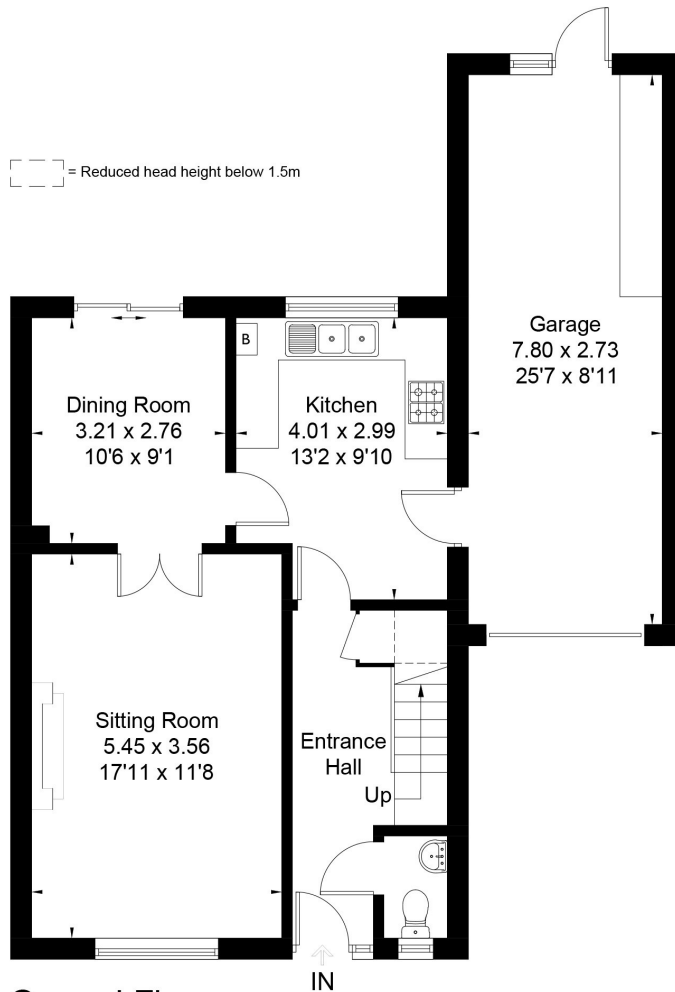
SERVICES

All mains services connected. Broadband of 21Mbps currently connected. Council Tax: Band F.

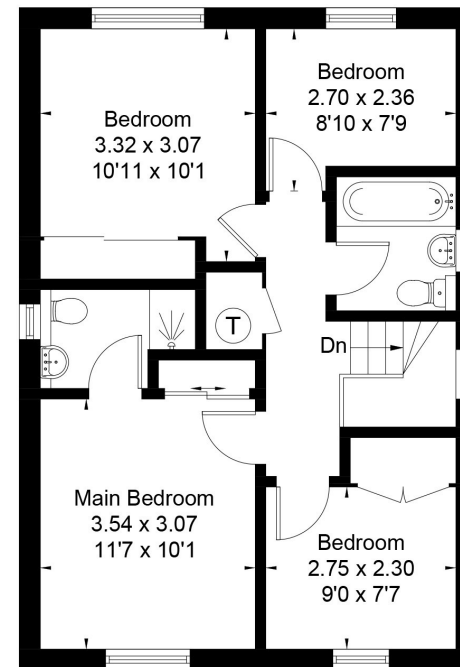
Approximate Area = 127.3 sq m / 1370 sq ft and Garage
Including Limited Use Area (0.9 sq m / 10 sq ft)



[] = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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