



1 TENNYSON CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

1 TENNYSON CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1TU

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

A spacious detached family home with a lovely garden and situated on the ever popular College Fields development to the west of Marlborough town centre. The property has been vastly improved by the current owners in particular with a fabulous open plan kitchen/dining and family room extension.

- * HALL * CLOAKROOM * SITTING ROOM * OPEN PLAN KITCHEN/DINING & FAMILY ROOM * UTILITY ROOM * FOUR BEDROOMS
- FAMILY BATHROOM * SINGLE GARAGE currently used as a gym * PRETTY FRONT AND REAR GARDENS



MARLBOROUGH

Tennyson Close is located approximately 0.7 miles from Marlborough High Street, 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, some of the major retailers and supermarkets (including Waitrose), an independent cinema and 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

On entering this superb family home your attention is intentionally drawn to view to the spacious and contemporary single storey open plan kitchen/dining and family room extension that that overlooks the pretty rear garden and offers plenty of natural light. The kitchen is well appointed with quartz work surfaces, a Bosch fridge/freezer and dishwasher, 5 ring gas hob and a Neff double oven. There is also a fitted boiling hot water tap and underfloor heating (in the extended part). Beyond the kitchen is a utility room with space for a washing machine and tumble drier as well as housing the Worcester Bosch wall mounted gas combination boiler. The generous sitting room is a more formal entertaining room that has a wood burning stove and a large front window allowing for plenty of natural light. The first floor offers four good size bedrooms with a built-in wardrobe and a shower in the main bedroom. The family bathroom has a modern suite with an over bath rain shower.

GARDEN

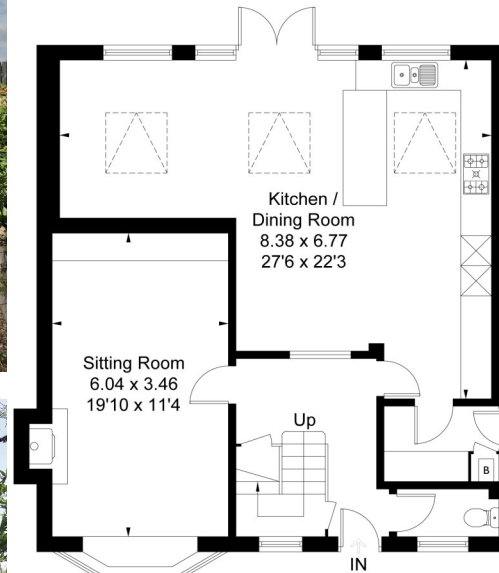
The house is located on a corner plot in small close of similar houses. The front drive offers off-road parking for two cars in front of the garage. The rear garden is walled and panel fenced with raised flower beds and has a gently inclining lawn from where there is a far reaching view towards Manton. As you step outside the back doors, there is a granite laid terrace with private sheltered space for a table and chairs. At the rear of the garden, the owners have constructed a relaxed decked and Cabana style area with light and power. The single garage has light and power and has been converted into a gym, but which could easily be converted back if required. The front garden is laid to lawn with a privet lined footpath and yew hedges. The owners have also installed a very useful electric car, fast charging point.

SERVICES

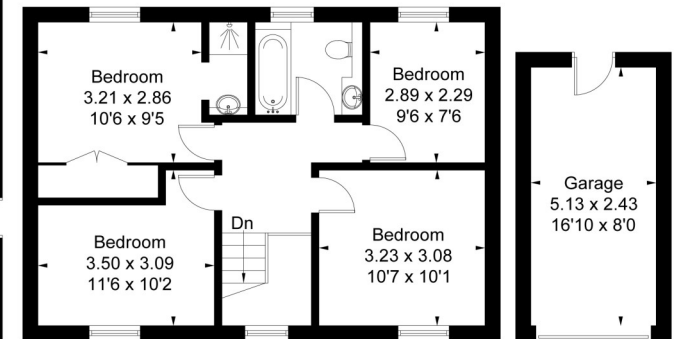
All mains services connected. Council tax band: F £3311.24 2023/24



Approximate Area = 134.8 sq m / 1451 sq ft
 Garage = 12.6 sq m / 135 sq ft
 Total = 147.4 sq m / 1586 sq ft



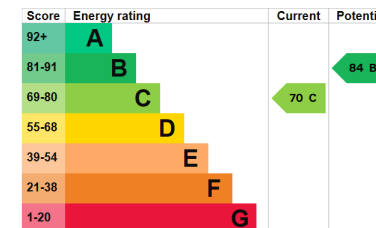
Ground Floor



First Floor

(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 321275



The graph shows this property's current and potential energy rating.

01672 514820

www.brearleyandrich.co.uk
 1 London Road, Marlborough, SN8 1PH

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