



10 FALKNER CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

10 FALKNER CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1UG

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

A substantial detached house occupying a lovely corner plot with views to the rear and within approximately half a mile of Marlborough High Street. The property benefits from five bedrooms and three modern bath/shower rooms, a lovely private garden, a double garage and parking.

* Reception hall * Sitting room * Dining room * Study/playroom * Kitchen/breakfast room * Five bedrooms *
* Three shower/bathrooms (two en suite) * Cloakroom * Utility room * Double garage * Parking * Landscaped and private rear garden *



MARLBOROUGH

Falkner Close is located on College Fields on the western 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. 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 spacious detached house offers lovely light accommodation in a quiet corner plot with plenty of parking and a lovely outlook.

The ground floor features a large reception hall with double doors in to the sitting room, which in turn has a gas fireplace and French doors to the garden. There is a large study or playroom to the front of the house whilst to the other side of the hall there is a dining room which also has a further door leading directly in to the kitchen/breakfast room at the back of the house. A useful utility room is accessed off the kitchen and has a door to the garden, whilst there is also a door from the kitchen in to the integral double garage. There is a cloakroom off the hall.

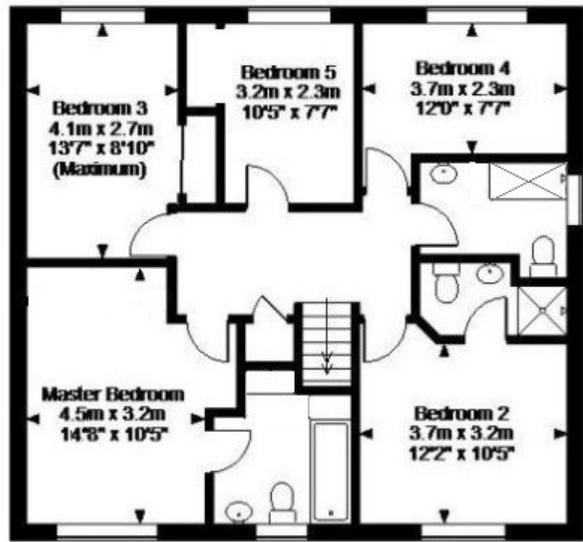
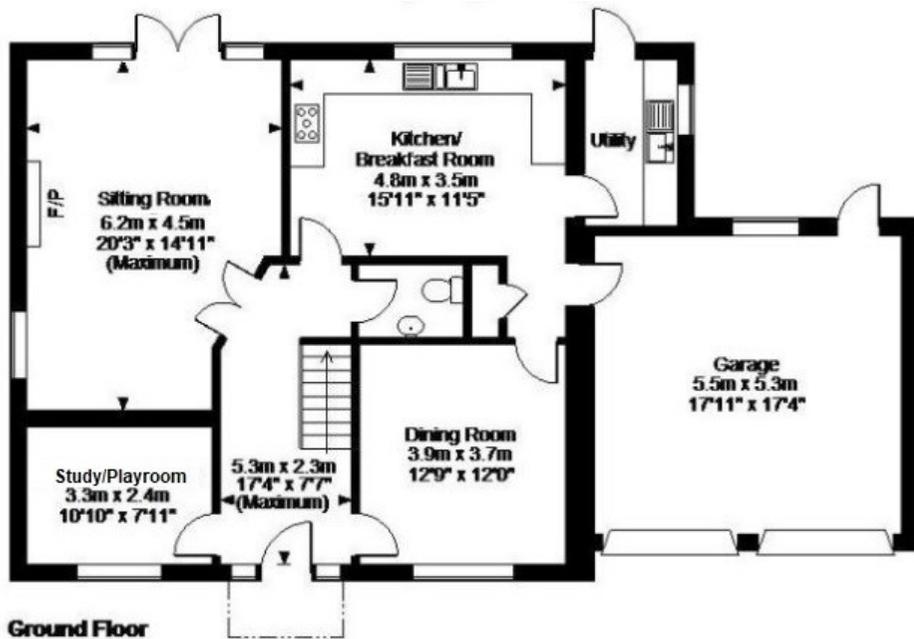
Upstairs there are five light bedrooms with the three back bedrooms having a lovely outlook to the rear. The main bedroom has an en suite bathroom with a bath and overhead shower, whilst a guest bedroom has a refitted shower room and the remaining three bedrooms are served by a modern shower room off the landing.

GARDENS

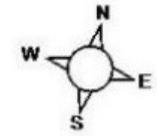
To the front of the property there is a lawned garden with a tarmac drive in front of the garage. A paved path leads to the front door. A gate to the right of the property leads to the back garden which has been landscaped to make the most of the position, with a circular patio providing an excellent space for outdoor entertaining.

SERVICES

All mains services connected. Council Tax: Band G.



Falkner Close, Marlborough
Approximate Gross Internal Area
Main House = 1,900 sq ft / 177 sq m
Garage = 311 sq ft / 29 sq m
Total = 2,211 sq ft / 206 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01672 514820
www.brearleyandrich.co.uk
 1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
 ESTATE AGENTS