



1 CHIMINAGE CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

1 CHIMINAGE CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1BW

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

A recently renovated and extended 3 bedroom house occupying a lovely corner plot less than half a mile from Marlborough High Street. The property features bi-folding doors leading from the open plan kitchen and sitting room to the rear garden, good size bedrooms and private parking.

* Reception hall * Kitchen/breakfast room * Sitting/room * Living room * Three bedrooms *
* Shower room * Cloakroom * Parking * Generous rear garden *



MARLBOROUGH

Chiminage Close is situated on the north side of Marlborough, overlooking the common and 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 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

This spacious end of terrace property has recently been extended and updated to provide a lovely home well suited to modern living.

Entering the house there is a spacious reception hall with a modern cloakroom. A door from the hall leads in to a lovely large and light kitchen area complete with breakfast bar and a range of appliances. The kitchen is open plan in to a sitting/dining area which has wonderful bi-folding doors looking on to the gardens. Beyond the dining area there is a sitting room with Victorian style fire place.

Upstairs the landing gives access to three good bedrooms, having pleasant views over Marlborough to the south or towards the common to the north. Two of the bedrooms have fitted wardrobes. The bedrooms are served by a modern shower room with double size shower

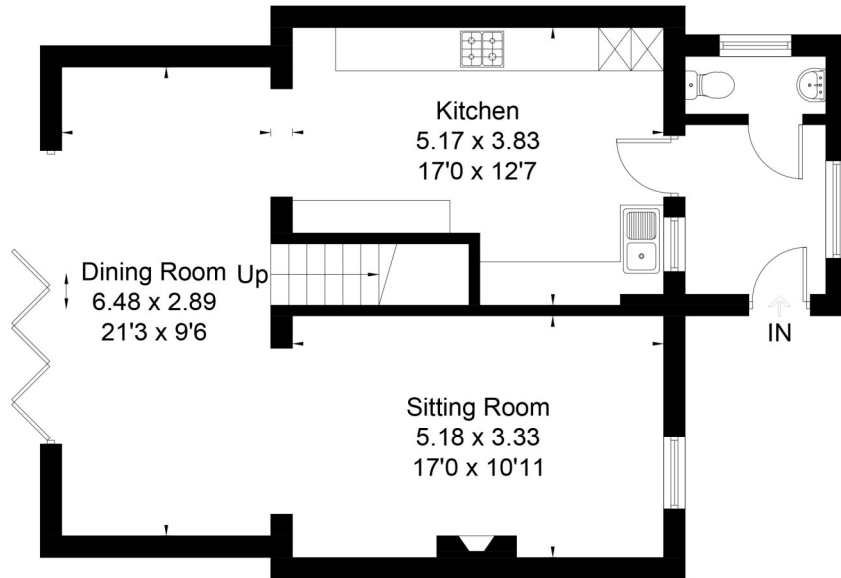
GARDENS

To the front of the property there is a parking area for 2-3 vehicles, while a pathway leads to the side of the house. The back garden is southerly facing and features a terrace outside and level lawn. There is an external socket to the rear and an outside tap to the front. There is a timber shed in the corner of the rear garden.

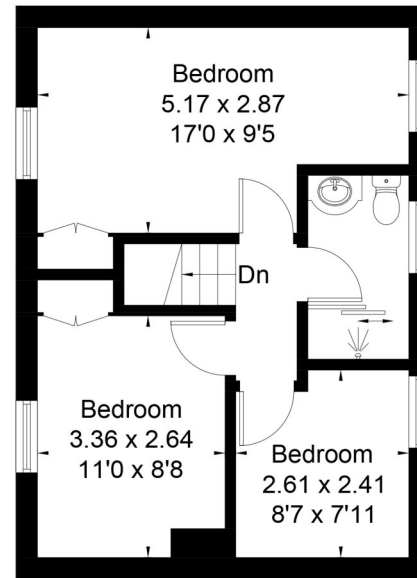
SERVICES

Mains water, drainage and electricity. Electric combi boiler. Council Tax: Band B (to be confirmed).

Approximate Area = 104.4 sq m / 1124 sq ft



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		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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