



4 THOMSON WAY, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

4 THOMSON WAY, MARLBOROUGH, WILTSHIRE, SN8 1UP

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

A tastefully presented detached house occupying a prime position within a mile from Marlborough town centre. The property benefits from three double bedrooms, a private and level westerly facing garden with a studio and parking.

* Entrance hall/study * Sitting room * Dining room * Contemporary fitted kitchen * Utility room * Three bedrooms *
* Main bedroom en suite * Family bathroom * Cloakroom * Parking * Landscaped private rear garden with home study/office *



MARLBOROUGH

Thomson Way 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 wonderful detached house offers lovely light accommodation in a quiet position close to the town centre. On the ground floor the property benefits from a spacious hallway/study which has been created from re-modelling the original garage space. The sitting room is open plan to the dining area, which in turn overlooks the pretty garden and has double doors to the garden terrace. The superbly designed kitchen is fully fitted with ample wall and base units and has an integrated Zanussi oven and hob. There is also space for an upright fridge freezer and dishwasher. A door gives access to the rear garden. Beyond the kitchen is a utility room that offers more storage and space for a washing machine and a tumble dryer. The gas wall mounted combination boiler is also housed here. The utility room then leads a smart cloakroom. On the first floor there are three well-proportioned bedrooms with the master having a tastefully fitted en suite shower room. A beautiful and generous size family bathroom completes the main house.

GARDENS

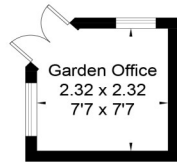
To the front of the property there is a small lawn and a driveway. The rest of the front garden is low maintenance planted with an stunning olive tree and maturing shrubs. Steps also lead to the front door. A gate to the left of the property leads to the back garden, which has been landscaped with a beautiful stone laid terrace and a level lawn that makes the most of the westerly facing position. There is also a fabulous home studio/office at the foot of the garden complete with light and power.

SERVICES

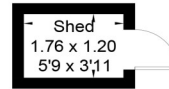
All mains services connected. Council Tax: Band E.



Approximate Floor Area = 102.9 sq m / 1108 sq ft
Outbuildings = 5.0 sq m / 54 sq ft
Total = 107.9 sq m / 1162 sq ft

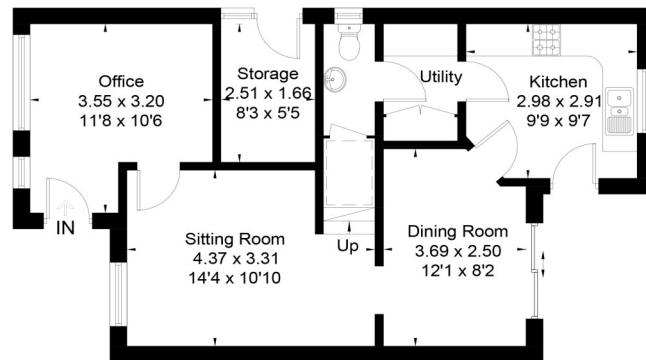


(Not Shown In Actual
Location / Orientation)

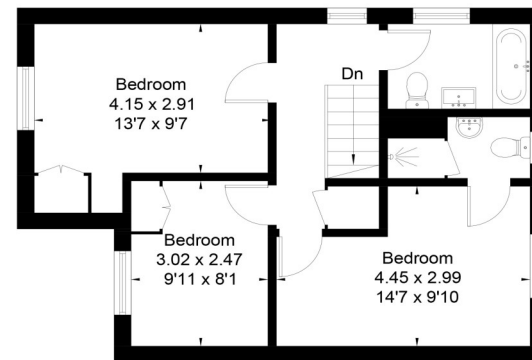


(Not Shown In Actual
Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #63837

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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