



4 STONEBRIDGE CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

4 STONEBRIDGE CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2AE

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A modern family home in a popular no through road within a level walk of the town centre.

The property benefits from light and well proportioned accommodation throughout and would benefit from updating.

* Hall * Sitting room * Conservatory * Dining room * Kitchen/breakfast room * Utility * Cloakroom *
* Four bedrooms * Large bathroom * Private garden * Parking * Car port * Workshop/garage space * Excellent location * No onward chain *



MARLBOROUGH

Stonebridge Close is located to the east of the centre 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 (including Waitrose) 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 gives access to London and the West Country.



THE PROPERTY

4 Stonebridge Close offers an opportunity to purchase a lovely family home in a quiet and convenient no through road. The property has been extended in the past but would now benefit from updating. Internally, the focus of the house is the large kitchen/breakfast room and dining area providing an excellent informal living and entertaining space. From here sliding doors open in to the generous conservatory with views over the garden. To the front of the house there is a bright sitting room with fireplace and bay window. There is also a utility room and a separate cloakroom on the ground floor.

The first floor provides a large landing, four bedrooms and a very large bathroom with bath and separate shower. There may be potential to create a smaller bathroom and a separate en suite if required.

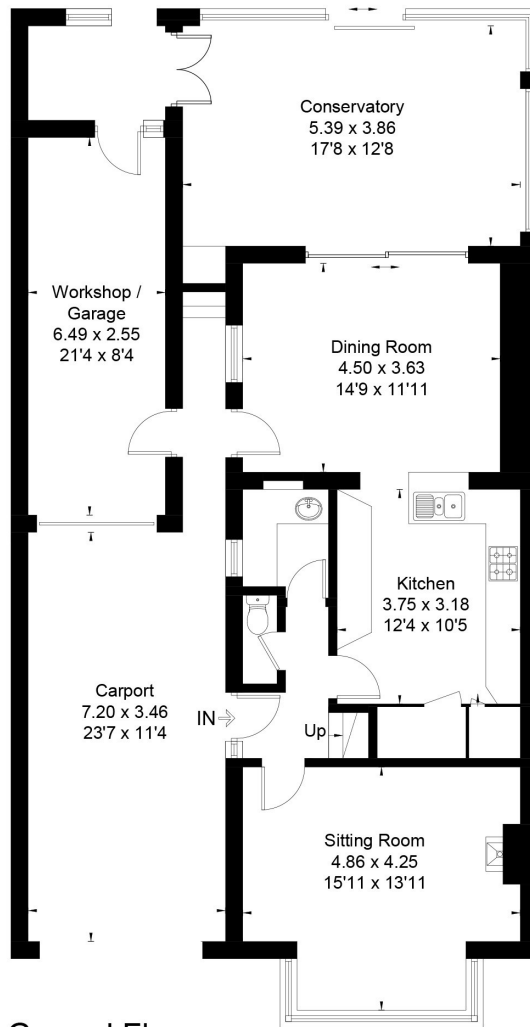
GARDENS

The house is approached over a block patterned drive providing parking in front of the car port. There is a front garden filled with shrubs providing a lovely outlook from the house. To the rear of the car port there is a workshop area, formerly the garage, and there is a further storage area beyond here. There is a lovely east facing garden to the rear which offers a private patio and level lawn surrounded by shrub borders.

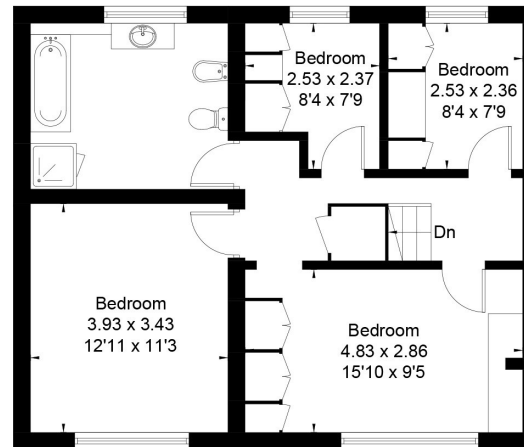
SERVICES

All mains services connected. Council tax Band E.

Approximate Floor Area = 170.3 sq m / 1833 sq ft (Excluding Carport)



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 #76707

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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