



10 HAWKINS MEADOW, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

10 Hawkins Meadow, Marlborough, Wiltshire, SN8 1UR

Marlborough M4 (Junction 15) Approximately 9 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

Occupying a corner plot in a no through road on the hugely popular College Fields, this attractive 3 bedroom detached home is located within just a mile of the town centre.

* Hallway * Cloakroom * Sitting room * Conservatory * Kitchen/dining room * 3 bedrooms * Modern bathroom * En suite shower room *
* Front and enclosed rear gardens * Parking and single garage *



MARLBOROUGH

Marlborough is an historic and thriving market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town has an extensive range of quality independent and well known national retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including Marlborough College, a sports centre, independent cinema and an excellent state secondary school, St. Johns Academy.

The town is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London Paddington and the west country. Marlborough is surrounded by glorious downland countryside with Savernake forest and the Kennet and Avon canal close by all offering plenty of opportunity for exploration.



The Property

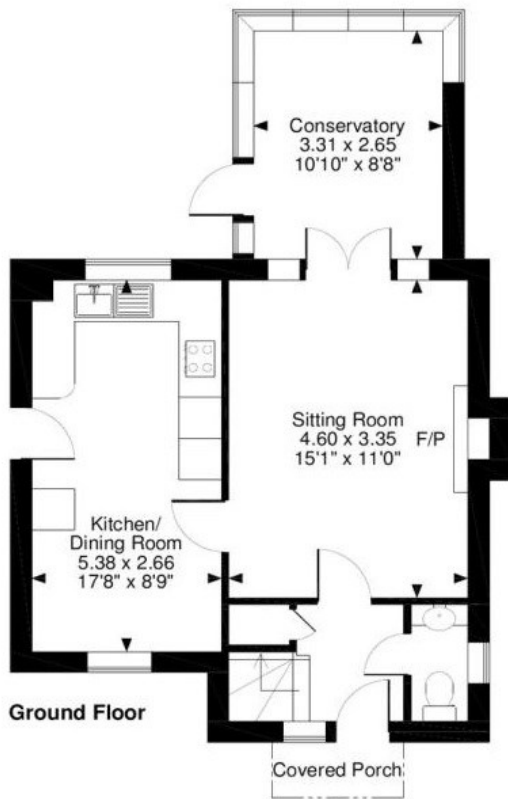
Located approximately a mile away from Marlborough's historic High Street on the much sought after College Fields development is this comfortable and well maintained house situated in a cul-de-sac. The ground floor has an entrance hall with stairs to the first floor, an understairs cupboard and a cloakroom. A comfortable size sitting room leads to a South East facing conservatory overlooking the rear garden. There is a large kitchen/dining room that is fully fitted with a range of matching wall and base units. The kitchen has space for an upright fridge freezer, washing machine and dishwasher. There is also an integrated eye-level oven and grill. A side door opens to a passage that leads to the rear garden. On the first floor, there is a master bedroom with a built-in wardrobe, an ensuite shower room, two further bedrooms and a shower room.

Outside

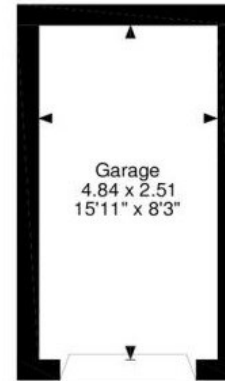
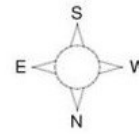
There is a single garage with an up and over door and some loft eaves storage, a driveway in front for additional parking and a fully enclosed South facing garden, with a natural stone patio area, lawn and well stocked flower beds.

Services

All mains services connected. Council Tax Band: D.



Approximate Gross Internal Area
 Main House = 889 sq ft / 83 sq m
 Garage = 131 sq ft / 12 sq m
 Total = 1,020 sq ft / 95 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 85 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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