



3 THE THORNS, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

3 THE THORNS, MARLBOROUGH, WILTSHIRE, SN8 1DY

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 detached house occupying a lovely plot in a popular road on the edge of town.
The property is well presented but offers the potential for updating and possible extension subject to permissions. No onward chain.**

* Porch * Hall * Sitting room * Kitchen/dining room * Conservatory * Three bedrooms * Shower room *
* Gardens * Garage * Parking * Potential to extend (STPP) *



MARLBOROUGH

The Thorns is located on the edge of Marlborough, offering easy access in to town and to local countryside. 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 gives access to London and the West Country.



THE PROPERTY

3 The Thorns is a well laid out detached house with generously proportioned rooms throughout. The front door leads in to a useful tiled porch with space for shoes and coats. A further door leads in to the reception hall. The kitchen is to the front of the house and has a door to the side and plenty of fitted cupboards for storage. To the back of the house there is a large sitting room with space for a dining area. From the sitting room there are sliding doors in to the conservatory which enjoys views over the garden. The ground floor also provides a cloakroom, airing cupboard and a door leading directly in to the garage.

Upstairs the spacious and light landing leads to three bedrooms. The main bedroom is to the rear and has fitted wardrobes as does the second bedroom which is to the front of the house. Bedroom three is a good single room. There is a shower room with a modern white suite.

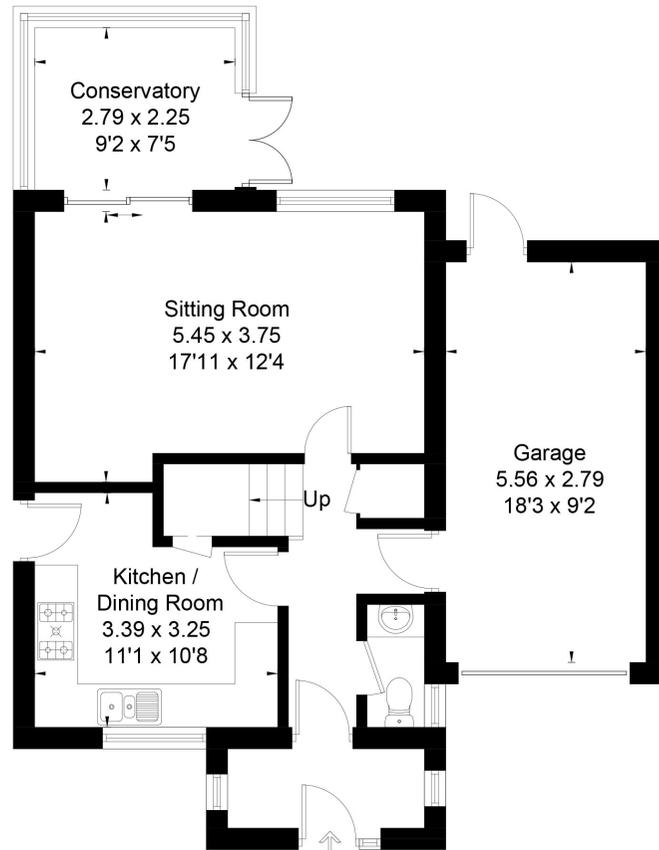
OUTSIDE

To the front of the property there is a block paved parking area in front of the attached garage and leading to the front door. The front garden is lawned and there is a path to the side of the house leading in to the back garden. The back garden is west facing and has a sitting area outside the conservatory with a lawn bordered by shrubs beyond. The garage has an electric roller door and a pedestrian door to the rear. There is eaves storage space above the garage.

SERVICES

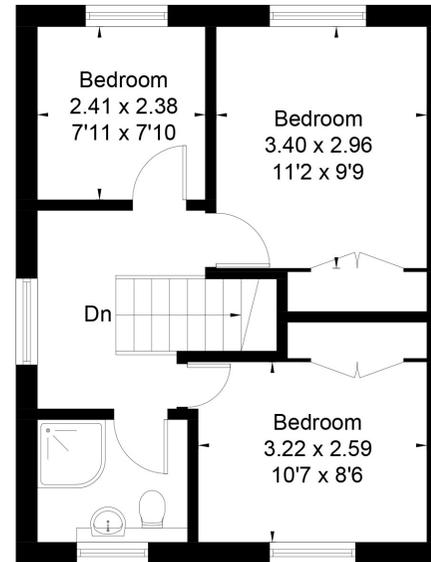
All mains services connected. Council tax Band E.

Approximate Floor Area = 106.6 sq m / 1147 sq ft



Ground Floor

= Reduced head height below 1.5m



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 #78435

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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