



LONDON ROAD,
MARLBOROUGH

Carter Jonas

69 LONDON ROAD, MARLBOROUGH, SN8 2AJ

**A SUBSTANTIAL DETACHED FAMILY HOME SET WITHIN EASY REACH OF
MARLBOROUGH HIGH STREET.**

KEY FEATURES

- Detached family home
- Town location
- Four bedrooms and a Study
- Two bathrooms
- Garage and driveway parking
- Garden
- Tudor Style
- Walking distance to town



SITUATION

Marlborough is a vibrant market town, and the house is located just a short walk from the High Street. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Rick Stein's, Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the independent Parade Cinema show a wide range of films and live theatre.

The leisure centre is located close to the centre of town and Marlborough Golf Club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival as well as a multitude of courses for all the family at Marlborough College Summer School. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

69 London Road is a detached Tudor style family home set back from the London Road. The property offers generously proportioned living spaces with a sense of great flow throughout. The property is offered in good condition and could be moved straight into. There is still scope for the new owner to make their own stamp on the property.

The main reception room with fireplace runs from front to back of the property creating a great sense of light. From the sitting room the conservatory is accessed providing additional seating space and further access to the garden.

The real heart of the home is the open plan kitchen/breakfast room, which is ample big enough for a seating area and dining table. There are double doors opening out to the rear garden making it the ideal place to entertain during the summer months.

A separate dining room can be accessed from the kitchen but could potentially be incorporated into the kitchen/breakfast room to create one large open space. A utility room and cloakroom complete the downstairs accommodation.

Upstairs there are four bedrooms and a study, with the principal bedroom having its own ensuite bathroom with separate bath and shower cubicle. The other bedrooms are served by the well-appointed family bathroom. There is a separate loo which could be made into an ensuite for one of the other bedrooms.

OUTSIDE

The house is approached through gates to a gravelled parking area for several vehicles. A detached double garage provides further parking, or to be used as storage space. The garage does have a room above which could be utilised as a home office; however, a staircase would need to be installed. The front garden is fully enclosed and well-screened providing ample privacy. There are mature shrub, flower and tree borders and a small area of lawn.

The rear garden can be accessed from either side of the property through gates. A paved area access from the main reception spaces creates a lovely space for sitting out and enjoying the sunshine or alfresco dining. Steps lead down to the private garden which is mainly laid to lawn and is fully enclosed with an array of flower and shrub borders. A further gravelled area provides another space for seating.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,000,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





London Road Marlborough, SN8
 Approximate Area = 1988 sq ft / 184.7 sq m
 Garage = 342 sq ft / 31.8 sq m
 Total = 2330 sq ft / 216.5 sq m



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 #80498

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data