



**THE THORNS,
MARLBOROUGH**

Carter Jonas

26 THE THORNS, MARLBOROUGH, SN8 1DY

AMENITIES

- Detached family home
- Sitting room
- Kitchen
- Dining room
- Study
- Four bedrooms
- Two bathrooms
- Double garage
- Large garden
- Garden shed/workshop

SITUATION

26 The Thorns is quietly situated in a small close forming part of a popular development on the eastern edge of Marlborough adjoining open farmland and within easy walking distance to The Common, home of Marlborough's golf club, tennis club, rugby club and park run, with access to the Downs beyond. Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include 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 off the historic high street and the independent Parade Cinema which shows a wide range of films and live theatre.

The leisure centre is located close to the centre of town and further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

DESCRIPTION

Offered with no onward chain, 26 The Thorns is a spacious and detached family home situated within a quiet cul-de-sac in a plot of 0.4 acres. The property is within easy walking distance to The Common and the High Street. The property offers generous living accommodation throughout with all main reception areas having views of the lovely rear garden.

The sitting room with fireplace has double doors opening out to the garden. The well fitted kitchen is large enough to fit a dining table and has an adjoining utility room with access to the garden.

A GENEROUSLY PROPORTIONED DETACHED FOUR BEDROOM FAMILY HOME WITH LARGE GARDEN, SITUATED IN A QUIET CUL-DE-SAC.



A separate dining room has a bay window to the front and double doors opening out to the rear garden. A study and a cloakroom complete the downstairs accommodation.

Upstairs the principal bedroom has built-in wardrobe and an ensuite with a walk-in Aqualisa shower. There are three further double bedrooms, two of which benefit from having fitted wardrobes. These three bedrooms are served by the well-appointed family bathroom.

OUTSIDE

To the front of the property is driveway parking and the detached double garage. The rear garden is the real gem of this property and extends to 0.4 acres. It is mainly laid to lawn with mature shrub, trees and flowers borders. The garden has views beyond of open fields. The garden is level and therefore ideal for children to play in or pets to run around and enjoy. A large timber built shed with power and light provides garden storage and there is gated side access to the garden from the front of the property.

GUIDE PRICE: £650,000 (Subject to Contract)
Classification L2 - Business Data



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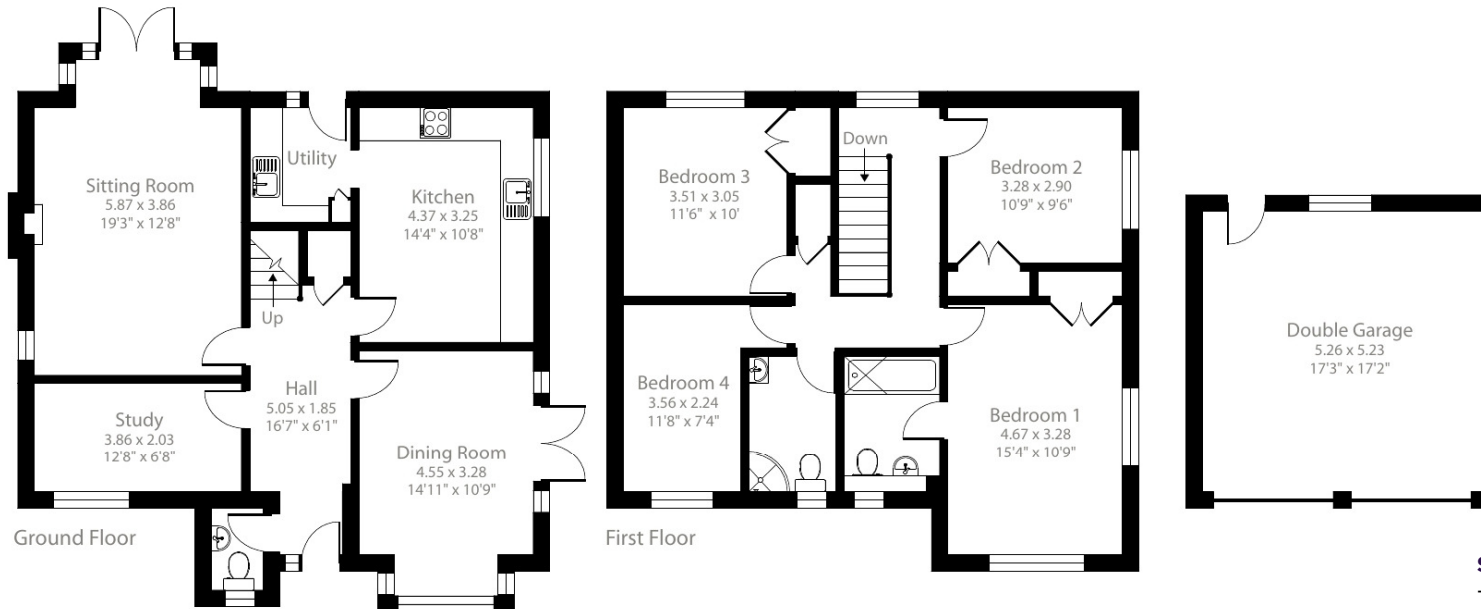
The Thorns, Marlborough, SN8

Approximate Area = 1596 sq ft / 148.3 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1891 sq ft / 175.7 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Air source heat pump. There is a gas supply
- Council tax band: F
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Carter Jonas. REF: 1254255

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