



**MAURICE WAY,
MARLBOROUGH**

Carter Jonas

10 MAURICE WAY, MARLBOROUGH, SN8 3LG

AMENITIES

- Large entrance hall
- Sitting room
- Spacious kitchen/dining room with utility area
- Snug
- Study
- 6 Bedrooms
- 4 bath/shower rooms
- Single garage and driveway parking
- Gym (converted from garage)
- Garden

SITUATION

Maurice Way is located on the eastern edge of Marlborough and is well positioned to make the most of all the town has to offer. Marlborough is a vibrant market town with an impressive mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, there is a twice weekly market, and the wide range of restaurants include Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, hockey, rugby and running clubs in town. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. The town is well placed for other towns including Bath, Hungerford, Newbury and Swindon, whilst being surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley with nearby ancient sites of Avebury and Stonehenge. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

10 Maurice Way is an attractive and deceptively spacious six-bedroom family house located on a popular development on the eastern edge of Marlborough. The house enjoys the best of both worlds, with easy access to the town but moments away from the fabulous countryside.

The house was built approximately 15 years ago by well-regarded developers David Wilson Homes and at c2161 square feet, it offers truly exceptional space and is perfectly set up for modern day family life.

The generous entrance hall sets the tone for this house, off which all the main reception rooms are accessed. The sitting room is centred around the fireplace with gas fire and double doors provide access to the rear garden. There is no shortage of rooms with both the snug / family room and study positioned either side of the entrance hall, offering great flexibility of space. The modern kitchen, with tiled floor and wide range of fitted units, really is the heart of home. It offers a great place to entertain or to enjoy family meals and overlooks the

A SUBSTANTIAL SIX BEDROOM FAMILY HOUSE SITUATED ON THE EDGE OF MARLBOROUGH, WITH EASY ACCESS TO THE TOWN AND THE SURROUNDING COUNTRYSIDE.



garden. The utility area and cloakroom complete the ground floor accommodation.

The first floor enjoys a generous landing with three double bedrooms and a single room, all benefitting from fitted wardrobes. Of particular note is the impressive main bedroom with its large dressing room area and an ensuite shower room. The guest bedroom also benefits from an ensuite and the remaining two bedrooms on this floor are served by the well-appointed family bathroom. The second floor has two further double bedrooms and a shower room.

OUTSIDE

To the front of the property is an area of lawn with flower beds and a path leading to the front door. To the side of the house, there is ample driveway parking for 4 cars in addition to the single garage. The other half of the garage has been converted into a gym but could also make a perfect home office should there be the need. The pretty rear garden is well established with a lovely lawn, sizeable terrace and a good array of mature trees and shrubs.

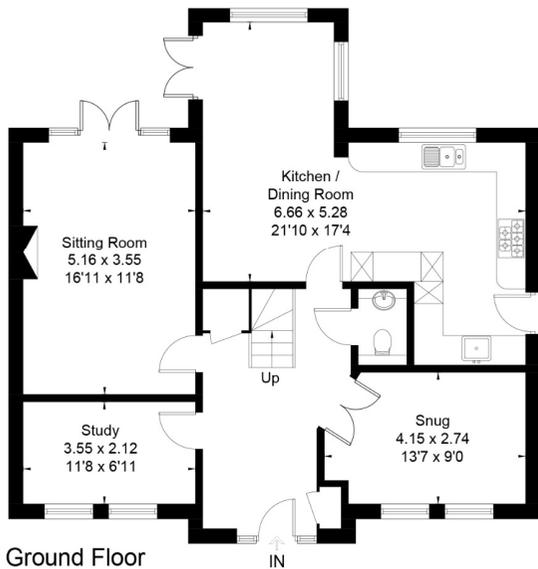
GUIDE PRICE: £750,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

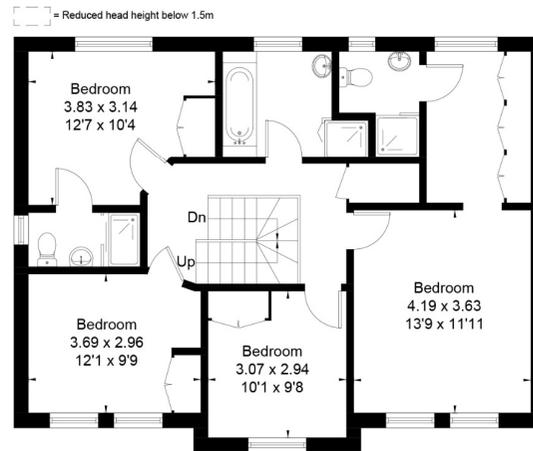


Classification L2 - Business Data

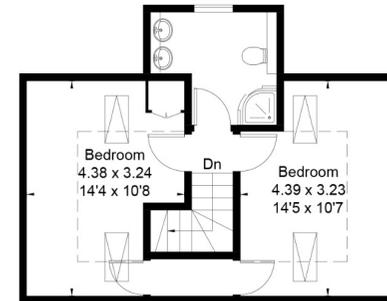
10 Maurice Way Marlborough, SN8 3LG
 Approximate Area = 2161 sq ft / 200.8 sq m
 Outbuilding = 269 sq ft / 25.0 sq m
 Total = 2430 sq ft / 225.8 sq m



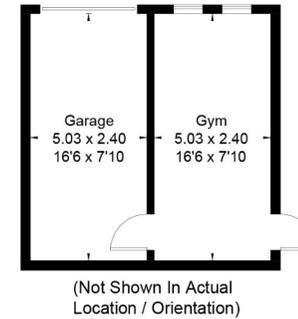
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating
- Council tax band: F
- Energy efficiency rating: C
- Service charge £225 every six months covering maintenance of a pretty communal green space.
- Homeground management charge of £5/year.
- Broadband and mobile coverage. Please refer to Ofcom website



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