



8 Kelham Gardens
Marlborough



8 Kelham Gardens Marlborough SN8 8PW

An exceptional six bedroom family home with double garage and secluded gardens situated in a very sought after area within a level walk of the High Street.

- Walking Distance to High Street • Spacious Family Home • Well Presented • Great Family Home • Secluded Gardens • Exclusive Location •

Guide Price £750,000



Description

Entrance Hall with stairs to first floor, storage cupboard and door to Cloakroom. The Kitchen/Dining Room is fitted with a range of wall & base units with granite worktops and a central island. Built in dishwasher, water softener, double oven and gas hob with extractor over, wood flooring, space for eight seat table, double doors to the garden and door to Utility Room. The Living Room is light and airy with marble fireplace with open grate and wood flooring, double doors to patio. A Study complete the ground floor. The first floor has four good size Bedrooms, all with built in wardrobes and wood flooring. The master Bedroom having an Ensuite Bathroom. The Family Bathroom has a four piece white suite. The second floor has Two Bedrooms with restricted head height and an ensuite shower room.

The gardens are mainly laid to lawn with paved patio and decking. Lots of mature trees and shrubs provide a good level of privacy, mature hedging with gravelled areas and path to front door along with Driveway parking. A double garage completes the property.

Situation

Marlborough is a historic market town located in the heart of Wiltshire and noted for its wide and picturesque high street. The town provides excellent shopping facilities together with a twice weekly market, numerous cafes, restaurants and pubs and those with country and leisure pursuits are also well catered for. There is a good choice of schooling in the area and the town is well located within easy motoring distance of the larger employment centres. The M4 Motorway (J15) is approximately 7 miles and rail links can be found in the nearby villages of Pewsey and Great Bedwyn with both offering services to London.

Directions

From our office in the High Street proceed past Marlborough Town Hall and down New Road to the mini roundabout. At the roundabout take the second exit onto the London Road. Continue on this road until turning left into Kelham Gardens opposite the petrol station. Number 8 will be found in the second cul de sac on the right.

Services & Council Tax

Local Authority: Wiltshire Council

Council Tax Band: G

Mains water, electricity, gas and drainage are connected. Gas fired central heating, Double glazing.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



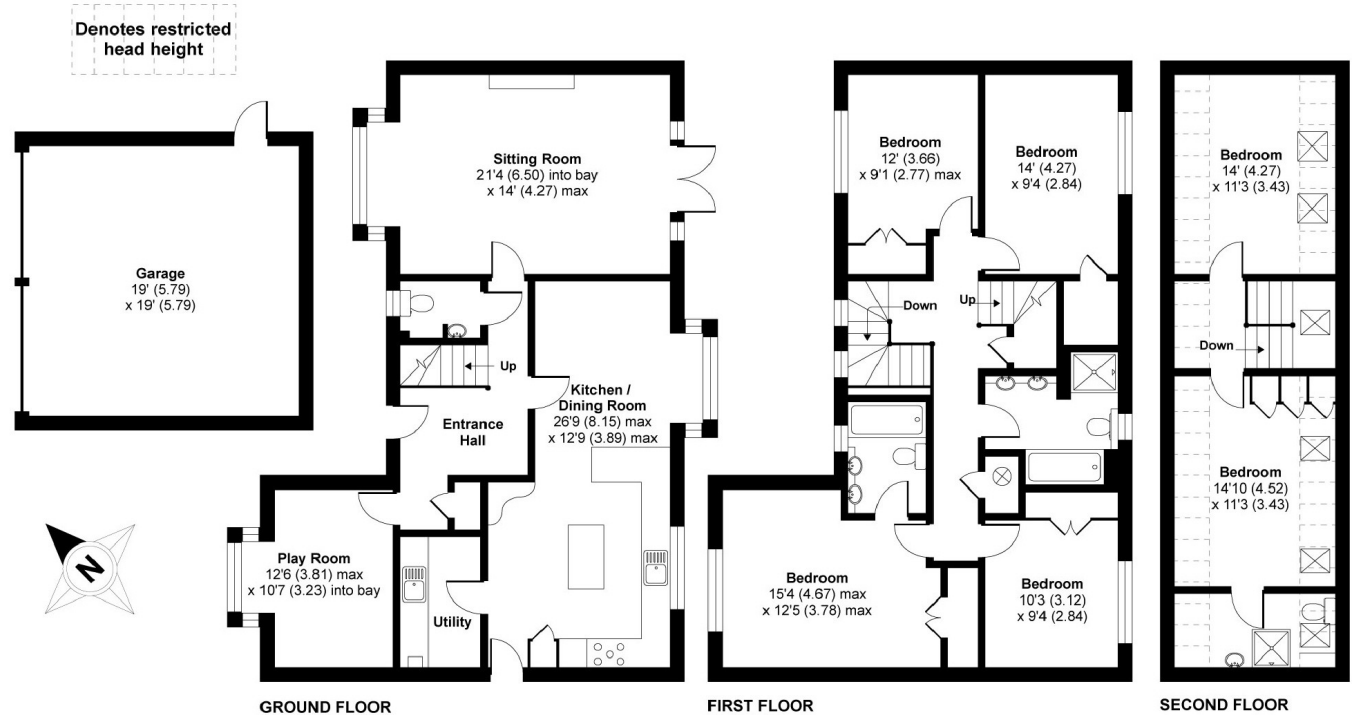
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		75	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		69	75



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APPROX. GROSS INTERNAL FLOOR AREA 2488 SQ FT 231.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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