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PROPERTY SALES & LETTINGS

Lawrence Mead, Marlborough, SN8 2RW

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- Four Bedroom Detached House
- South Facing Rear Garden
- Modern Kitchen/Diner
- Downstairs WC
- Beautifully Presented Throughout
- Garage & Driveway Parking
- Attached Summer Room
- Living Room With Open Fire
- Modern Family Bathroom
- No Onward Chain

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# 10 Lawrence Mead Marlborough, SN8 2RW

£475,000

Located in the desirable village of Ramsbury, this attractive and very well-presented four-bedroom EXTENDED detached home offers stylish living with countryside views, a southerly facing garden, and a range of modern features, including a garage and driveway.

The property is entered via a charming oak storm porch with a composite front door leading into a welcoming entrance hallway with a downstairs WC. The main living room is warm and inviting, featuring a Jetmaster fireplace and patio doors that open into a rear summer room, ideal as a reading space, garden room or additional reception area.

A key highlight of the home is the modern open-plan kitchen/diner, fitted with a sleek range of units and integral appliances including a five-ring gas hob, oven & grill, combi oven and warming drawer, fridge/freezer, dishwasher and washing machine.

This area is both functional and stylish, offering a sociable layout for everyday life and informal dining.

Upstairs, the first-floor landing leads to four bedrooms all with fitted wardrobes with Bedroom one and two enjoying far-reaching countryside views, while a modern family bathroom serves all rooms, complete with a shower over the bath.

Outside, the rear garden enjoys a sought-after southerly aspect and is fully enclosed with a personal door into the garage and rear gated access to the driveway. There are also visitor spaces within the close behind.

Additional benefits include modern UPVC triple glazed windows and a Worcester boiler installed in 2019.

This home presents a fantastic opportunity to live in a popular village setting, with modern comforts and a peaceful outlook. Early viewing is recommended.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Wiltshire

Tax Band E For year 2025/26 = £2869.36  
For information on tax banding and rates, please call Wiltshire

## Tenure

Freehold

Gas - Mains

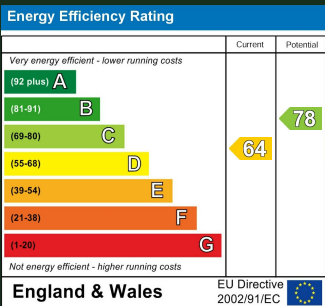
Electric - Mains

Water - Mains

Drainage - Mains

Internet - Up to 76\* Mbps available  
download speed

## Energy Efficiency Rating (England & Wales)







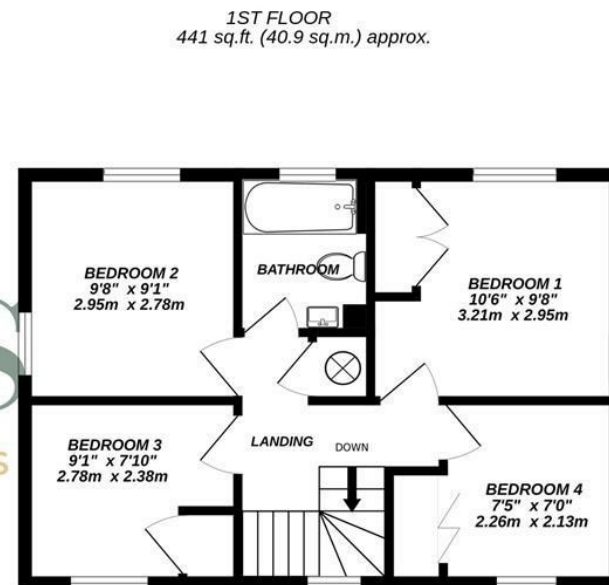
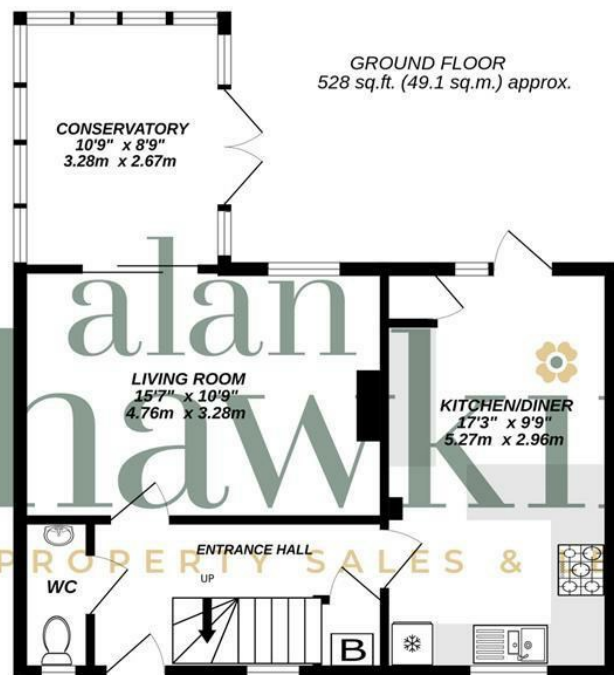
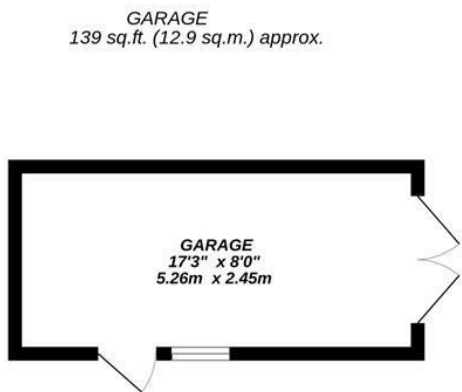












TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Alan Hawkins

26/26a High Street,  
Royal Wootton Bassett  
Wiltshire, SN4 7AA

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