





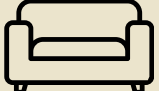
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Edwards Meadow
Marlborough

Asking Price of £795,000

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Edwards Meadow

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Property Description

Welcome to Edwards Meadow, an expansive family residence characterised by its brick façade, tiled roof, and double glazed windows. Positioned perfectly, this residence offers versatile living spaces, adaptable to accommodate your unique lifestyle. Upon entry, the capacious hallway sets the stage, granting access to all primary rooms. The inviting sitting room features a focal wood-burner stove, ample natural light, and French doors leading to the garden, ideal for hosting guests. Adjacent lies the dining room, a generously proportioned space bathed in sunlight, courtesy of a later extension to the property. The heart of the home, the sizable kitchen/breakfast room, is equipped with integrated appliances and seamlessly connects to both a utility room and workshop, with convenient garage access. For those working remotely, the study with its wooden flooring provides an ideal workspace, while a downstairs WC completes the ground floor amenities. Ascending to the first floor, a spacious landing serves as a gateway to five bedrooms, three of which offer picturesque rear views. The primary bedroom features abundant built-in wardrobes and an ensuite bathroom with bath and overhead shower, while the remaining bedrooms boast similar wardrobe provisions, with the second bedroom also offering its own ensuite.



Outside

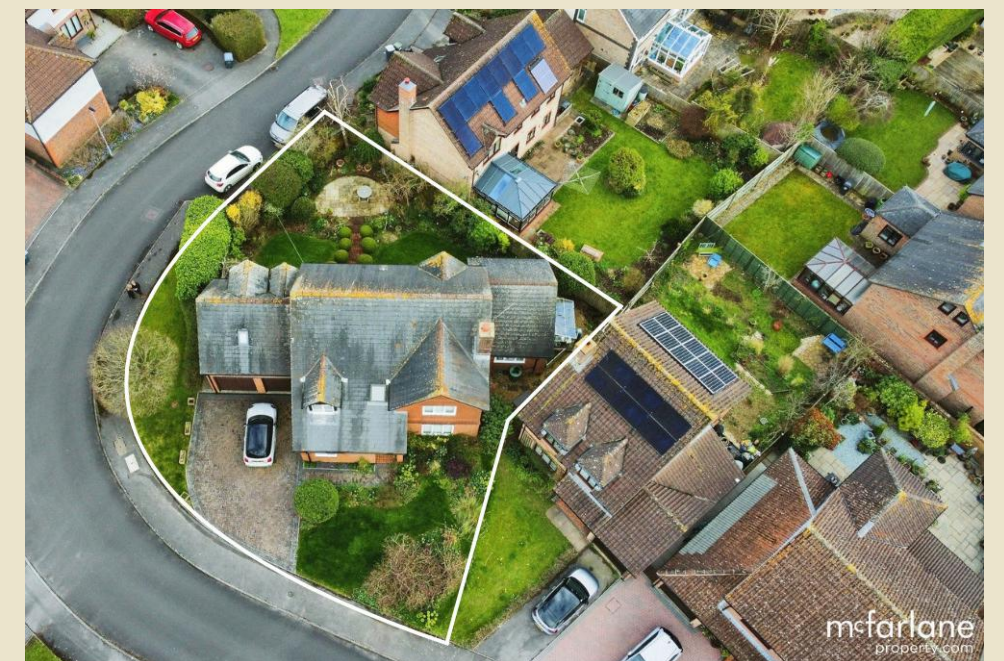
Outside, the property is complemented by a front lawn and tarmac driveway leading to the garage, with a paved pathway guiding visitors to the entrance. A gate to the rear unveils a landscaped garden, thoughtfully designed to maximize its position, featuring a patio area perfect for alfresco gatherings.

Marlborough

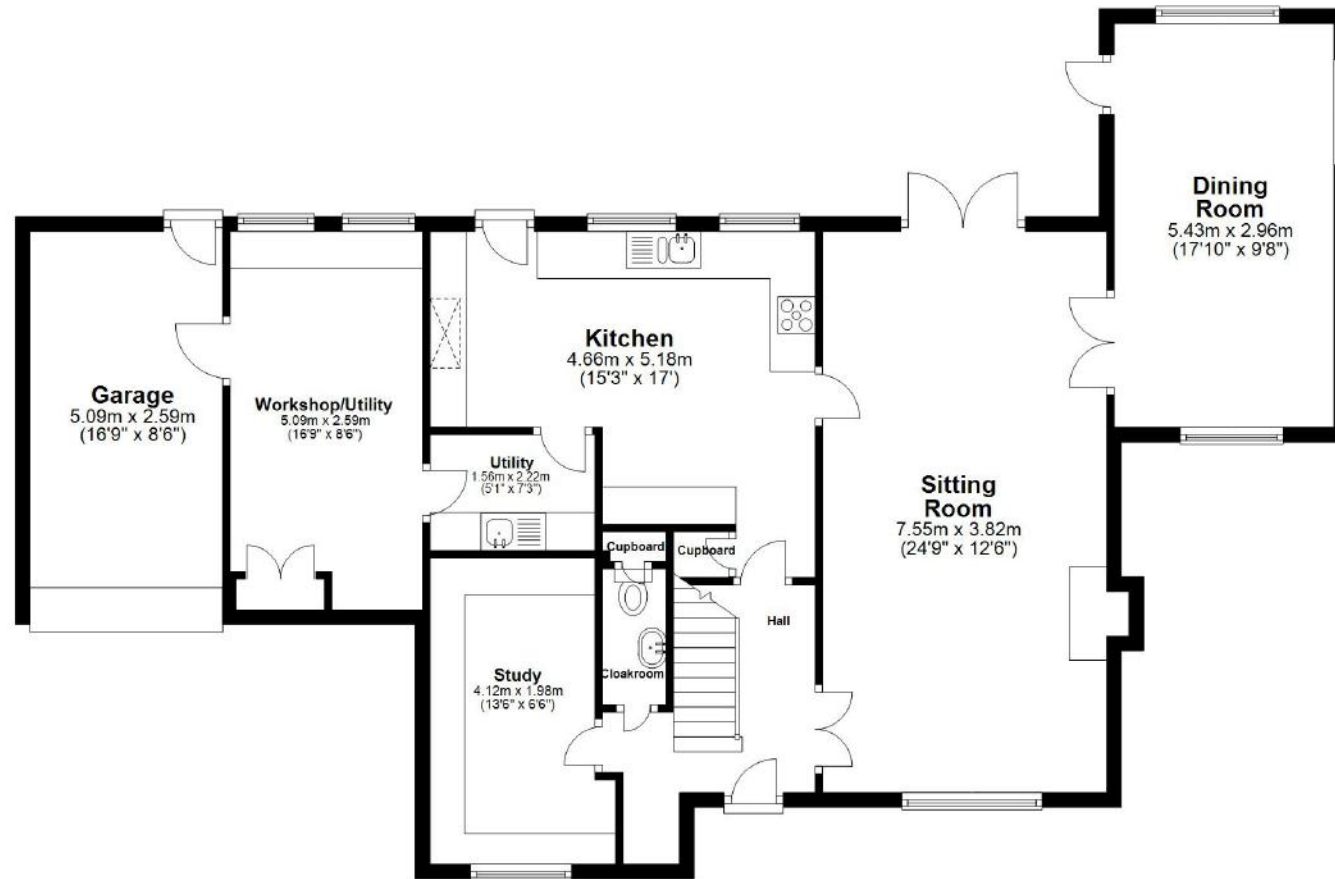
Marlborough is an historic and thriving market town providing an extensive range of quality independent and well known retailers, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns.

The town is sited along the M4 corridor close to J15. Intercity (Paddington) rail connections can be found at Swindon, Hungerford, Great Bedwyn and Pewsey offering access to London and the west country. .

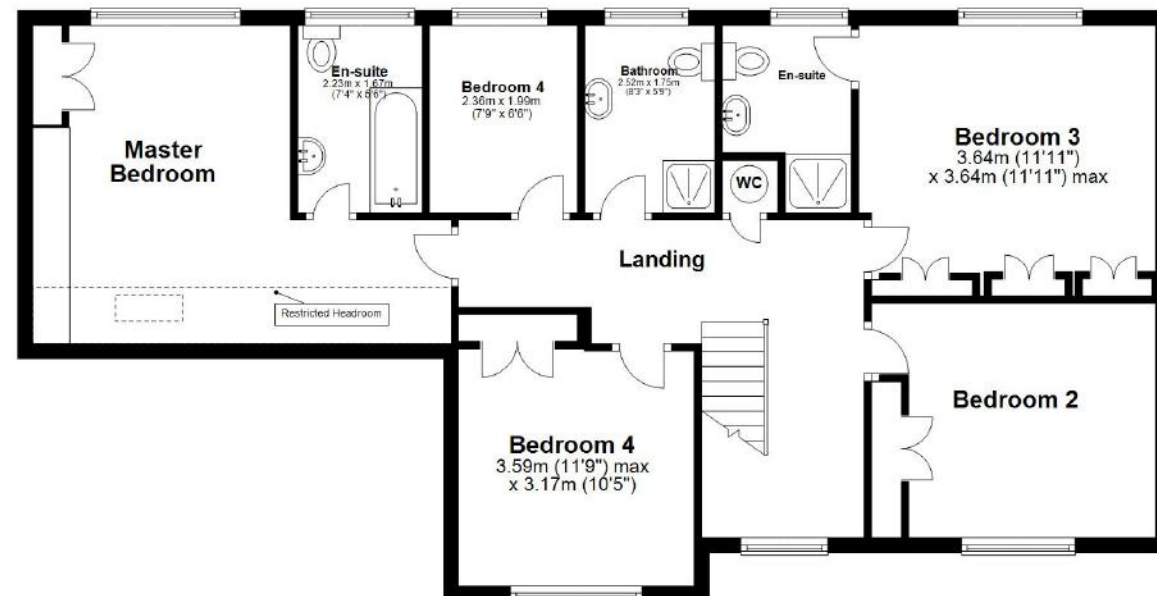
The countryside surrounding Marlborough is within the North Wessex Downs Area of Outstanding Natural Beauty and includes the historic world heritage site of nearby Avebury and Savernake forest.



Ground Floor
Approx. 114.9 sq. metres (1236.5 sq. feet)



First Floor
Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 202.9 sq. metres (2184.1 sq. feet)

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We would be delighted to show you around this property.

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If you would like to view this property then please get in touch.

☎ 01672 514380

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Cirencester.

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Cirencester GL7 2BJ
☎ 01285 303100

Cricklade.

102 High Street
Cricklade SN6 6AA
☎ 01793 751044

Marlborough.

106 High Street
Marlborough SN8 1LT
☎ 01672 514380

North Swindon.

The Village Centre
Redhouse SN25 2PW
☎ 01793 296600

Old Town.

28-30 Wood Street
Swindon SN1 4AB
☎ 01793 296880

Lettings.

28-30 Wood Street
Swindon SN1 4AB
☎ 01793 611841

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.