



**17 Reeds Ground, Marlborough**

Offers Over **£430,000**

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## 17 Reeds Ground

Stepping inside, you are welcomed by a bright and airy entrance hall leading to a stylish reception lounge, a contemporary kitchen/dining area, three well-proportioned bedrooms, a cloakroom, and a sleek family bathroom. Outside, the property boasts a landscaped rear garden with a porcelain-tiled patio, while the front provides off-road parking for two vehicles.

Presented to an exceptional standard, this home is both stylish and low-maintenance. The inviting lounge is bathed in natural light, thanks to expansive 3m bifold doors. A chic feature mirror radiator adds to the contemporary feel, while a non-working fireplace provides a charming focal point.

The kitchen/diner is a true highlight, designed with both style and functionality in mind. Natural light streams through large double-glazed windows and skylights, illuminating high-quality base and wall units, Corian worktops with matching sills, and a sophisticated breakfast bar. The kitchen is equipped with a NEFF five-ring induction hob, a built-in double oven, an integrated dishwasher, and a fridge freezer. A water softener is also included. The generous dining space easily accommodates a table, while a convenient under-stair storage area, accessed via a sliding door, adds practicality. The cloakroom features a low-level WC and a heated towel rail for added comfort. Practical wooden flooring runs throughout the downstairs.





Upstairs, three tastefully decorated bedrooms provide comfortable and versatile living spaces. The master bedroom benefits from plush carpeting, large double-glazed windows, and an impressive fitted wardrobe with mirrored sliding doors. The two additional bedrooms offer flexibility, ideal for family members, guests, or a home office. The stylish bathroom is fully tiled and features a spacious bathtub with an integrated rainfall shower, a frosted window, a hand wash basin, and a low-level WC. Additional storage is available via an over-stairs cupboard on the landing.

The exterior is just as impressive, featuring a beautifully landscaped, easy-to-maintain garden with a striking porcelain-tiled patio, a pond, and a tranquil water feature—perfect for outdoor relaxation. A shed provides ample storage for garden equipment, while fencing and hedges along the borders ensure privacy. Electrical sockets are conveniently placed for outdoor power. The west-facing garden enjoys plenty of sunshine throughout the day. A side entrance provides easy access, and the opposite side of the property includes a useful outdoor storage area, ideal for bicycles and gardening tools.

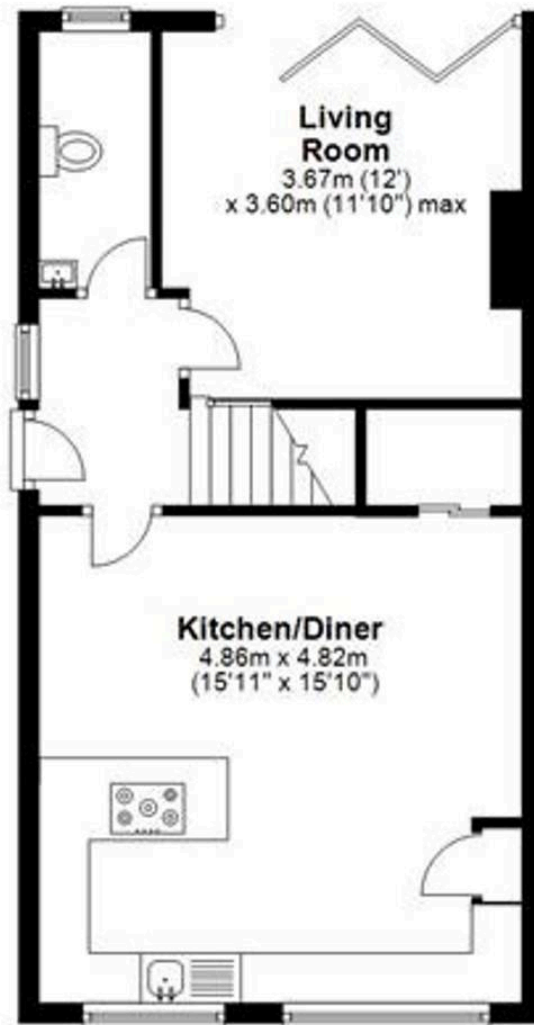
This modern and elegant home is ready to move into—offering contemporary living at its finest.

- Three Bed Detached
- Driveway & Parking
- Bright & Airy Living Spaces
- Landscaped Garden
- Walking Distance to High Street



### Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 85.9 sq. metres (924.8 sq. feet)

## McFarlane Sales & Lettings

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