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Newby Acre | Asking price of £260,000

Marlborough | SN8

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Newby Acre

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Property Description

Nestled just northeast of Marlborough town center, this semi-detached home beckons with its charming features. Boasting two double bedrooms, an appealing kitchen/breakfast room, and a private garden offering pleasant views.

Step into spacious living spread across two floors in this inviting property. The ground floor welcomes you with an entrance hallway leading to a well-proportioned kitchen breakfast room and a lovely dual-aspect living room, complete with dining space and a garden room. Upstairs, two double bedrooms await, each offering tranquil eastward views, accompanied by a separate W.C and bathroom for added comfort.

Outside

At the rear of the property lies a garden, providing ample privacy and predominantly featuring a lush lawn bordered by well-established flower beds. Additionally, there's gated access at the rear, and enchanting eastern views add to the appeal.



Location

Nestled on the northern edge of Marlborough town, Newby Acre enjoys a prime location within this historic market town it offers convenient access to both the town centre and the picturesque Savernake Forest.

Marlborough itself is a vibrant market town nestled within the breath-taking landscapes of an Area of Outstanding Natural Beauty.

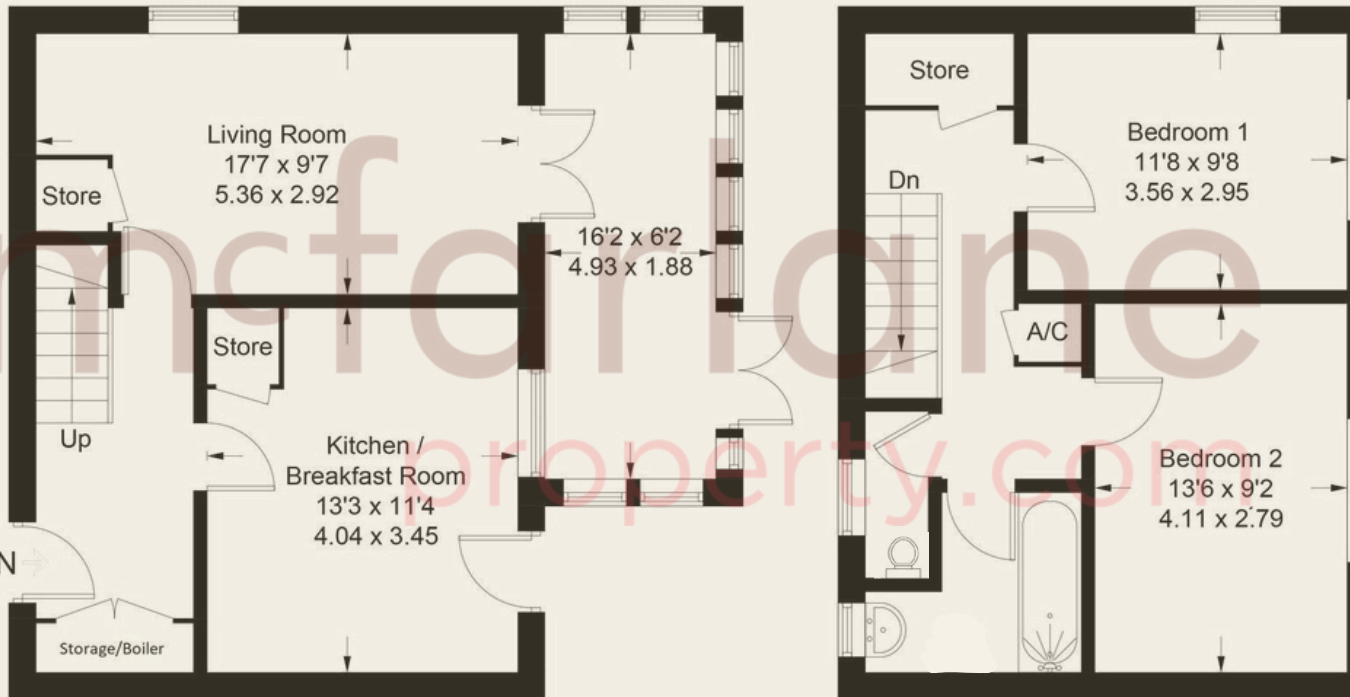
Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, and supermarkets. The town also boasts a selection of acclaimed restaurants, including the renowned Rick Steins. For those inclined towards sports and leisure, the area offers excellent facilities such as the Leisure Centre and Golf Club. Surrounded by the stunning Marlborough Downs, Pewsey Vale, and Kennet Valley, the town is enveloped in some of the most captivating countryside scenery. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West Country.



We 
 where you
LIVE

16 Newby Acre

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



Ground Floor

First Floor

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

Because every home needs a personal touch.

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

☎ 01672 514380

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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 2FW
 ☎ 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 are 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