





📍 4 The Rowans, Marlborough, Wiltshire, SN8 4FL

🏠 £1,650 Per Calendar Month

- Modern Mid Terrace Home
- 3 Double Bedrooms
- Eco-Friendly Home
- 2 Parking Spaces
- Available now



🏠 EPC Rating B



The Rowans is an exclusive development comprising only six homes, each built to the highest standards using the latest building technology with a strong emphasis on sustainability and with fibre optic broadband for optimal connectivity. This sophisticated home has been finished to an exceptional standard, featuring a bespoke handmade kitchen with integrated Miele appliances. The bathroom and cloakroom are finished with luxurious Lusso Stone, adding to the overall sense of quality throughout the property. The interior provides light, airy, and spacious living areas boasting an open-plan kitchen and sitting room, offering a perfect space for modern family living. On the upper floors, there are 3 well-proportioned double bedrooms and a family bathroom. The property benefits from excellent insulation, with running costs lower than average, making it not only energy-efficient but also cost-effective in the long term. To the front of the property, there is a block-paved driveway providing two allocated parking spaces. The sliding doors from the sitting room open onto a patio area paved with elegant porcelain tiles. The rear garden faces west, allowing for maximum enjoyment of the daylight. It is laid to lawn and fully enclosed by close-board fencing, offering both privacy and a peaceful environment. Available Now, u/f, £1650pcm

#### **Situation**

Marlborough is a historic market town located in the heart of Wiltshire and noted for its wide and picturesque high street and The College. 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 both state and private schooling in the area and the town is well located within easy motoring distance of the larger employment centres of Swindon, Salisbury and Newbury. The M4 Motorway (J15) is approximately 7 miles distance providing fast road access to London, Bristol, and the West Country and rail links can be found in the nearby villages of Pewsey and Great Bedwyn offering services to London.

#### **Property Information**

Local Authority: Wiltshire Council  
All mains services connected. Gas Central Heating  
Gas central heating  
Council Tax Band: D  
EPC Rating: B





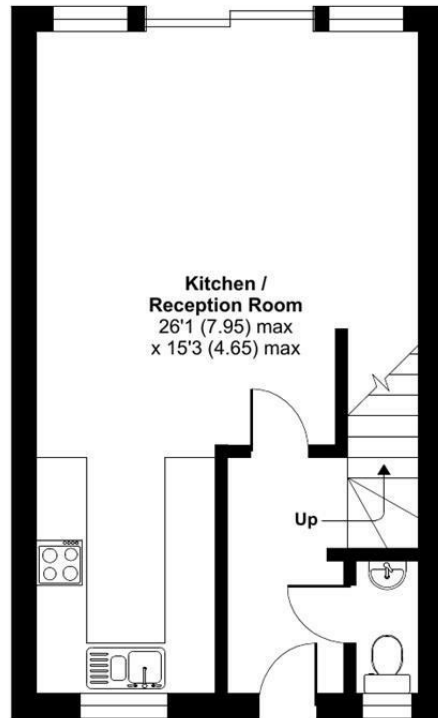
## The Rowans, Marlborough, SN8

Approximate Area = 1017 sq ft / 94.5 sq m

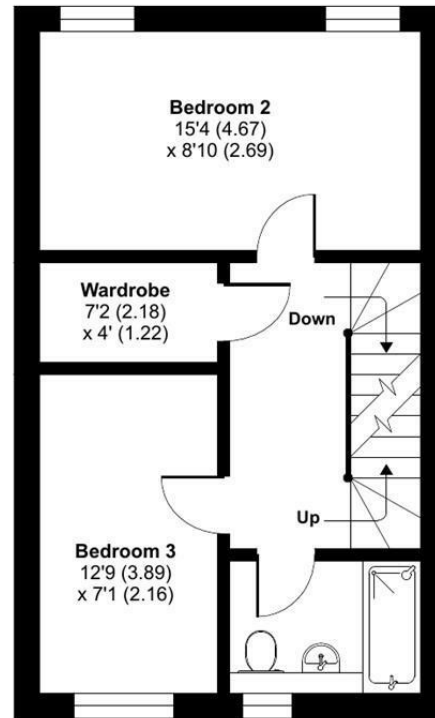
Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1069 sq ft / 99.3 sq m

For identification only - Not to scale

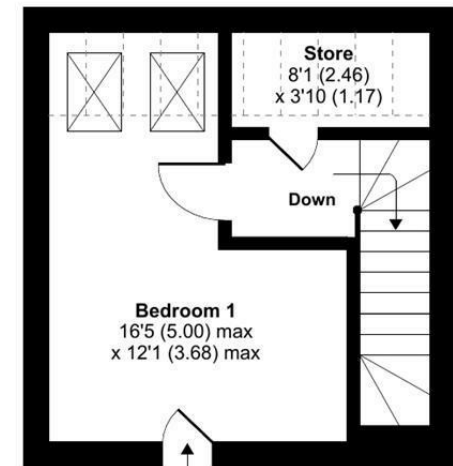


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1252986

**Disclaimer** 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 representation 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.