



HYDE LANE,
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

HYDE BUNGALOW, HYDE LANE, MARLBOROUGH, WILTSHIRE, SN8 1JL

Marlborough High Street 0.1 miles. M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

A detached three bedroom bungalow in one of the most popular residential streets in Marlborough, offering well-proportioned accommodation with potential for updating/extension subject to planning consents. The property sits in a private, southerly facing plot.

* Hall * Sitting room * Dining room * Kitchen/breakfast room * Master bedroom with en suite shower room * Family bathroom
* Pretty front and rear gardens * Single garage * Parking for at least 3 vehicles.



MARLBOROUGH

The thriving market town of Marlborough offers a choice of access to major communication routes while being situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dans and Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities. Excellent local schools including St. Johns Academy and Marlborough College are close by.

The town is surrounded by the most attractive countryside of the Wessex Downs AONB including the Marlborough Downs, Pewsey Vale and Kennet Valley.



THE PROPERTY

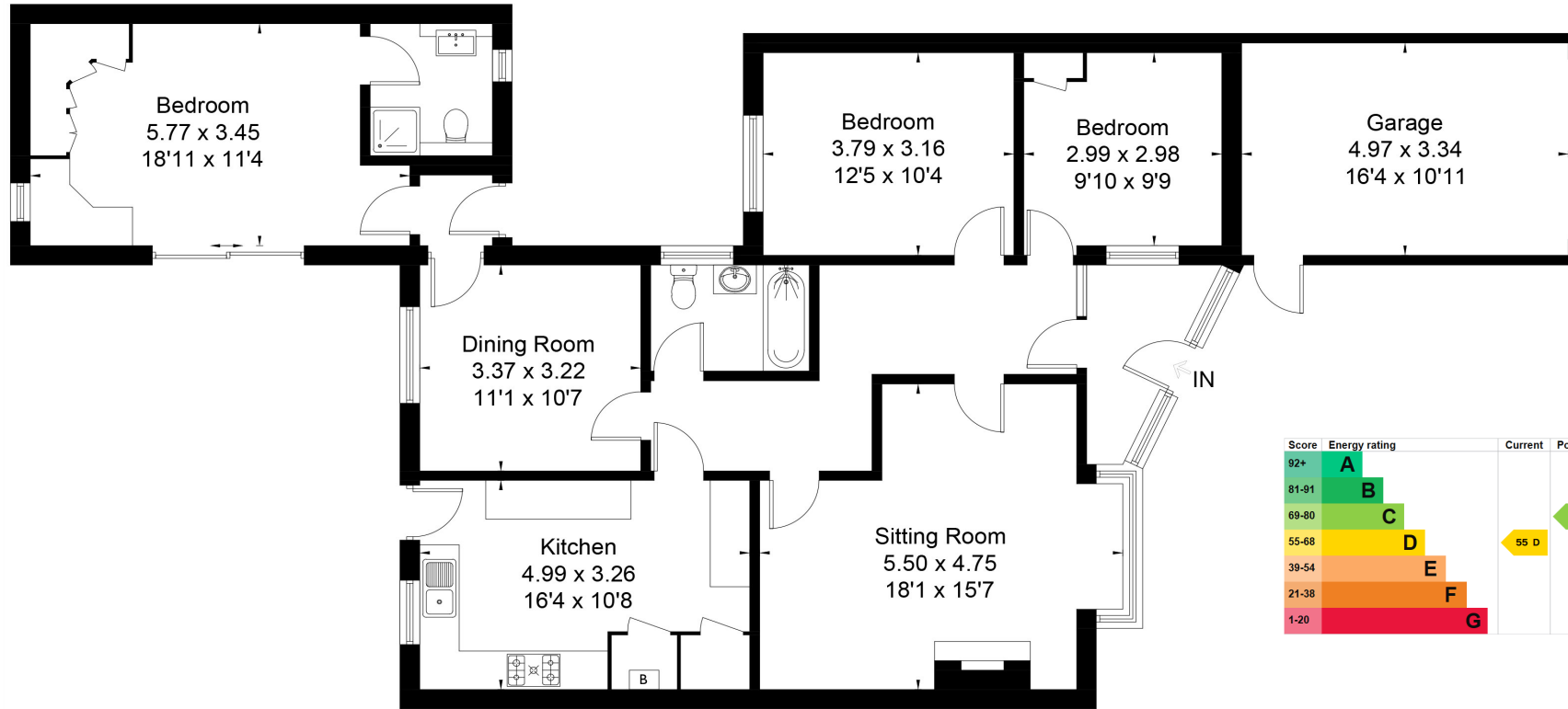
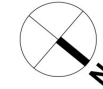
Situated in a no through road and within a short walk of the High Street, this detached bungalow offers well-proportioned accommodation with scope to update and alter/extend to suit individual needs, subject to any necessary planning/building regulation permissions. An entrance porch leads to a spacious hallway that in turn leads to all rooms. The sitting room is a generous size with a large window to the front aspect and also has a fireplace and coved ceilings. The kitchen has room for table for four and is well fitted with matching farmhouse style base units. There is a an integrated gas hob, electric oven, space for a washing machine and a cupboard housing the wall mounted gas boiler (installed 2022). A door leads to the rear terrace and garden. The dining room has a window to the rear and from here leads to a door that opens to a small private courtyard garden. The master bedroom is a large double and has plenty of fitted wardrobes and a dressing table. There is also an en suite shower room. There is a family bathroom with a white suite and serves bedrooms two and three.

GARDEN & GROUNDS

The property is accessed via a short lane located off Hyde Lane, just behind the High Street. The property has ample parking with a hardstanding driveway and an additional gravel area. The front garden is laid to lawn with flower beds and mature conifers. The driveway leads to a single GARAGE with light and power. Side access exists to the southerly facing rear garden, which has a lovely patio terrace that has steps down the lawn that is flanked by well-stocked flower and shrub borders.

SERVICES: Septic tank drainage. Mains water. Council Tax Band: E £2801.82 2023/24.

Approximate Area = 119.6 sq m / 1287 sq ft
 Garage = 16.6 sq m / 179 sq ft
 Total = 136.2 sq m / 1466 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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