



30 PRIORSFIELD, MARLBOROUGH

BREARLEY & RICH  
ESTATE AGENTS



## **30 PRIORSFIELD, MARLBOROUGH, WILTSHIRE, SN8 4AQ**

*Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

**A detached 3 bedroom bungalow with spacious sitting/dining room and low maintenance garden in a no through road within easy reach of Marlborough town centre. The property benefits from a quiet location and private parking including a garage and solar panels fitted to the roof.**

\* Entrance hall \* L shaped sitting/dining room \* Kitchen/breakfast room \* Three bedrooms \*  
\* Bathroom \* Cloakroom \* Garage \* Parking \* Gardens \* Excellent location \*



### **MARLBOROUGH**

Priorsfield is located on the edge of Marlborough, offering easy access in to town and to Savernake Forest. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.





### THE PROPERTY

This quietly positioned bungalow is approached over a brick paved driveway with a further separate path leading to the front door. Inside there is a porch which then leads in to the hall. From here doors lead to the cloakroom and into the large L shaped sitting/dining room which has plenty of space for a dining table, the sitting area has a bay window, fitted book cases and a feature living flame type gas fireplace. Leading off the dining area, the kitchen/breakfast room has windows to the side and a door out to the garden via a porch.

To the rear of the property a hall leads to three bedrooms all of which have fitted wardrobes. The bathroom has a modern white suite with an over bath shower.

### OUTSIDE

To the side of the property there is an attached garage which has garage doors front and back giving access on to a potential further concrete based parking area to the rear of the garage. A path leads to a low maintenance garden mainly laid with Cotswold stone gravel. There are two timber sheds and various mature trees and shrubs. Outside lighting and tap. The east facing back garden gives views up towards Savernake Forest.

To the front of the property there is an attractive low maintenance garden . A brick paved driveway provides parking in front of the garage.

### SERVICES

All mains services connected. Solar panels to roof. Council tax Band E.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Floor Plan

Approx. 114.7 sq. metres (1234.1 sq. feet)



Total area: approx. 114.7 sq. metres (1234.1 sq. feet)

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