



82 WHITE HORSE ROAD, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

82 WHITE HORSE ROAD, MARLBOROUGH, WILTSHIRE, SN8 2FE

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.

An extended and improved four bedroom home offering accommodation presented to a high standard.

The property occupies a lovely position on this popular development and benefits from a garage with driveway and further additional parking.

* Sitting room * Study/office * Kitchen/breakfast room * Utility room * Cloakroom * Main bedroom with dressing area and en suite *
* Three further bedrooms * Family bathroom * Plenty of fitted storage * Walled garden * Garage * Parking * Excellent location *



MARLBOROUGH

White Horse Road is located on the edge of Marlborough offering access in to town and countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent 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 and Dan's. 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, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This lovely modern home has been well cared for and updated and extended by the current owners including the fitting of a new kitchen and the addition of an extremely useful utility room with a door to the garden. The house benefits from a good sized welcoming hallway, double aspect sitting room with French doors to the garden and a good study/office to the front of the house. The kitchen/breakfast room provides a great informal entertaining space with a further set of French doors to the garden and has space for a range style cooker and benefits from a fitted fridge, freezer and dishwasher. The kitchen units sit under a quartz worktop and there is a butlers style ceramic sink. The ground floor also provides a cloakroom and an understair cupboard.

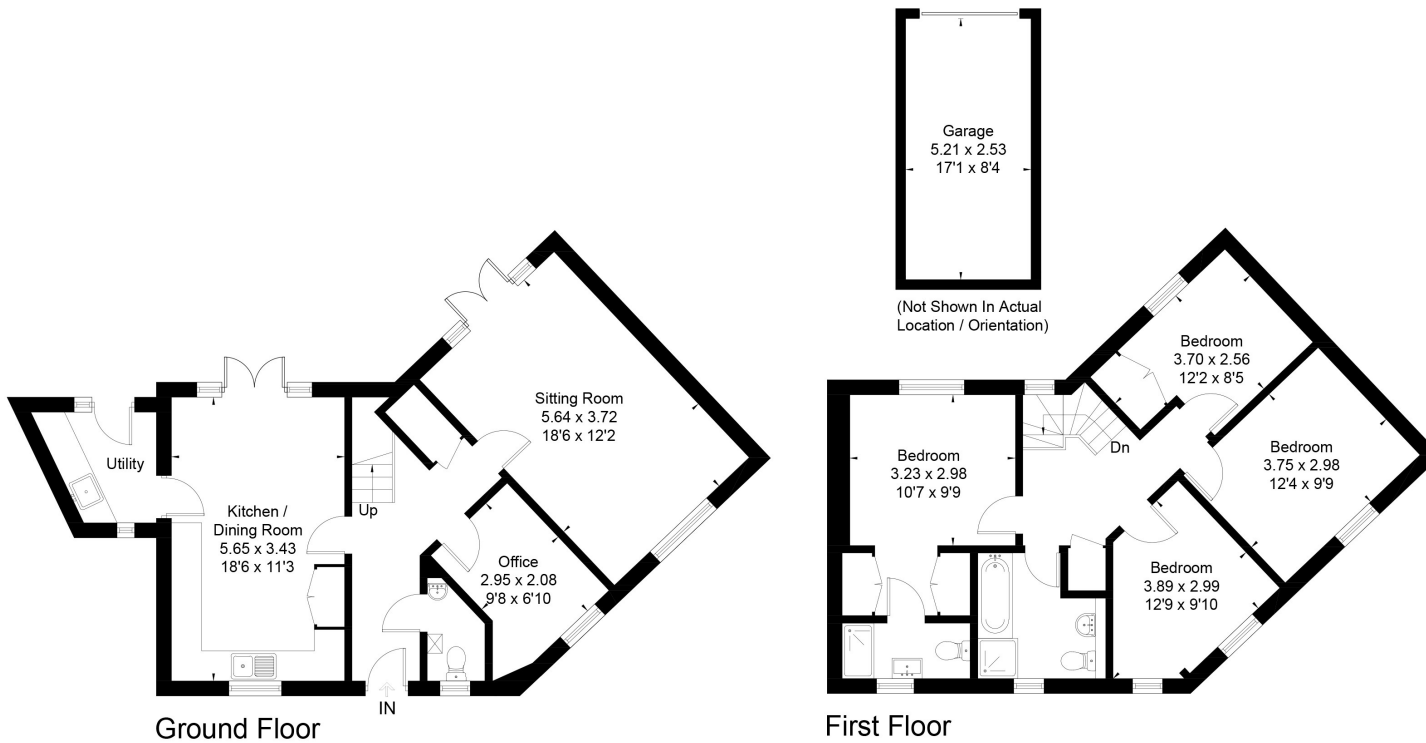
Upstairs, the first floor provides a galleried landing with a window to the rear. The main bedroom features a separate dressing area with fitted wardrobes and an en suite shower room. There are three further bedrooms which are all of a good size with the smallest bedroom including fitted wardrobes. There is a well presented family bathroom with a bath and a separate shower.

OUTSIDE

To the front of the property there is a low maintenance gravel garden with shrub borders and a brick paved parking space. There is a further parking space in front of the garage to the rear. The back garden is level and incorporates a paved terrace, gravelled areas with borders and a seating area under a pergola. Steps from the garden lead down to a gate to the rear which in turn leads to the garage (the left hand garage of the pair).

SERVICES All mains services connected. Council tax Band E

Approximate Floor Area = 129.6 sq m / 1395 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 142.6 sq m / 1535 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66086

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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