



LYNESIDE, ELCOT LANE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

LYNESIDE, ELCOT LANE, MARLBOROUGH, WILTSHIRE, SN8 2AZ

Trains run from Pewsey or Swindon to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes. M4 J15 Approx 8 miles.

**Magnificent individual detached family home designed and finished to an outstanding specification.
This wonderful family house is located in a no-through-road within easy striking distance of the town centre.**

*** WELCOMING ENTRANCE HALL * CLOAKROOM * SITTING ROOM * STUDY * EXCEPTIONAL KITCHEN/BREAKFAST and FAMILY ROOM * GENEROUS UTILITY ROOM *
* 4 DOUBLE BEDROOMS (Two fabulous high quality shower rooms) * FAMILY BATHROOM
PRETTY REAR GRADEN * DOUBLE GARAGE & ANNEX (kitchenette, shower room and studio room above)
* BLOCK PAVED DRIVEWAY WITH AMPLE PARKING.**



Marlborough

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College and a sports centre.

Marlborough is sited along the M4 corridor close to J15 (8miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. The town is surrounded by glorious countryside designated an AONB and of course Savernake forest. Local schools include: St John's Academy, St. Francis and Pinewood Prep, Dauntsey's, and St Mary's Calne.



THE PROPERTY

This truly outstanding property has been built and finished to exacting standards. The property offers spacious family accommodation over two floors and also has many excellent features including a bespoke kitchen with quartz work tops, soft LED under cabinet lighting, Neff 'slide and hide' built-in double oven and induction hob, double fridge and double freezer, dishwasher and a wine chiller. There are bi-folding doors to the rear terrace. Off the kitchen is a generous utility room and a cloakroom. The sitting room is a lovely size and has oak flooring that is also laid in the hallway. There is also a good size study. On the first floor there is landing with airing cupboard. The spacious landing leads to four double bedrooms with the main having wall length fitted wardrobes. Two of the bedrooms have beautiful en suite shower rooms. Finally, there is a luxurious family bathroom with underfloor heating and a bath and separate shower.

OUTSIDE

The garden is laid to lawn with flower borders and mature trees and shrubs. There is a small pond and a substantial shed. A wide block paved driveway, accessed via electric gates, has ample parking and leads to the double garage with a 'roll-up' electric door. The garage has double glazing, gas central heating fitted and a smart kitchenette, shower room and first floor studio ideal for guests, au-pair, or relative. This wonderful property has to be viewed to be appreciated.



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