



2 MASONS MEWS, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

2 MASONS MEWS, HILLIERS YARD, MARLBOROUGH, WILTSHIRE, SN8 1BE

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 character modern cottage in a central and private location within a gated development a stones throw from Marlborough High Street and all that it offers. The property benefits from two/three bedrooms, private and shared gardens and parking.

* Entrance hall * Sitting/dining room * Kitchen/breakfast area * Two bedrooms * Bedroom 3/office *
* Bath/shower room * Parking * Gardens * Private and central location *



MARLBOROUGH

Masons Mews is located in the centre 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.

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

Built approximately 8 years ago, Masons Mews occupies a uniquely central and convenient position within Marlborough while being located in a private gated development of just three houses. Internally, the open plan accommodation provides sitting, dining, kitchen and breakfast area. The kitchen is complete with granite worktops and Neff appliances. The sitting area has French doors opening on to the terrace. There is also a cloak room on the ground floor with space for a washing machine with tumble drier over if required. Upstairs the large first floor bedroom has a wall of fitted wardrobes. Across the landing there is a modern bathroom with a shower over the bath. The second room on the first floor is currently used as an office/study and could also be used as an occasional bedroom. Stairs from this room lead up to a further double bedroom on the second floor with a Velux style window to the rear.

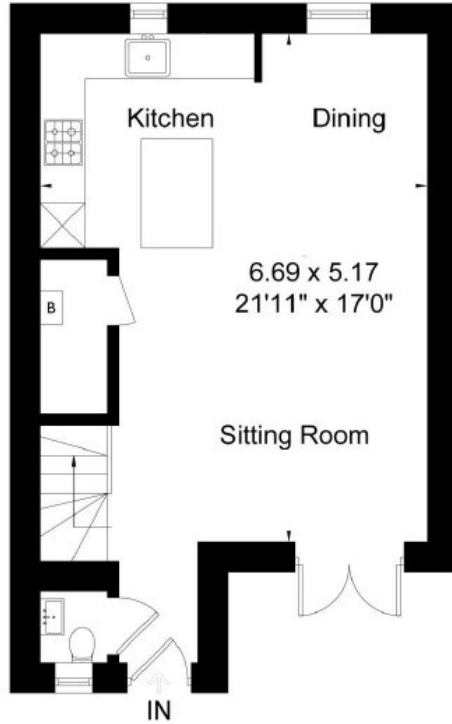
GARDENS

The house is approached by from the George Lane/Waitrose car park through decorative gates leading to the private parking area with a space for each property. Each house has its own terrace and shares landscaped gardens. The development also benefits from having visitor parking, and individual bin storage and bike storage.

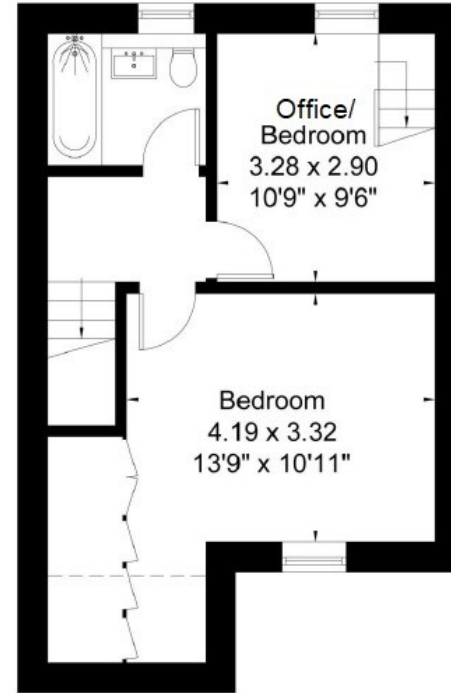
SERVICES

All mains services connected. Underfloor and radiator central heating. There is a resident's agreement to maintain the integrity of the development and the upkeep of the communal spaces, as such a purchaser will become a shareholder of Masons Mews Management with the other two property owners, maintenance of any communal parking, gates. Gardens etc is decided by the three properties. Council tax Band E.

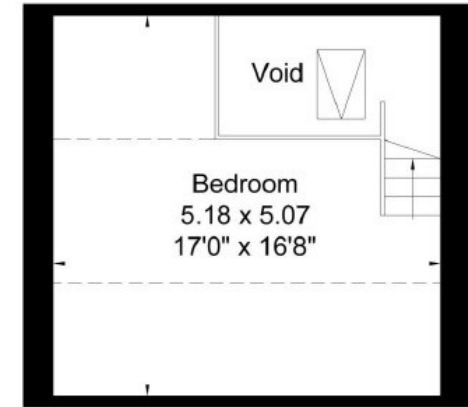
Approximate Area = 1057 sq ft / 98.2 sq m
Including Limited Use Area (152 sq ft / 14.1 sq m)
(Excluding Void)



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Surveyed and drawn in accordance with the International Property Measurement Standards
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