



**GLEBELANDS COTTAGE EAST
MILDENHALL, MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

GLEBELANDS COTTAGE EAST, MILDENHALL, MARLBOROUGH, WILTSHIRE, SN8 2LR

Trains run from Hungerford or Swindon to London Paddington in approximately 65 minutes and 50 minutes respectively. M4 Junction 15 Approximately 8.5 miles.

An immaculately presented four-bedroom property offering character accommodation of excellent proportions throughout. The property occupies a great position, set back from the road in this highly regarded village. No onward chain.

* Porch * Reception hall * Sitting room with inglenook fireplace * Contemporary farmhouse-style kitchen/breakfast room * Study * 4 bedrooms * En suite shower room *
* Family bathroom * Cellar * Gardens front and rear * Gravel drive parking *



Mildenhall
Mildenhall is a popular and pretty village approximately 1 mile to the east of Marlborough. The village dates to Roman times and has a 13th Century church, the vibrant Horseshoe Inn, a children's nursery, play area and village hall. The village has a thriving community feel, the active sports and social committee organise many events throughout the year including the summer fete, the Duck Race, bonfire night fireworks, and a monthly tea and cake meet (the Minal Munch) to name but a few. This charming village lies in the Kennet valley, part of the Wessex Downs AONB.

Marlborough
Nearby 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 local amenities and a sports centre. Marlborough is sited along the M4 corridor close to J14 and J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne.



THE PROPERTY

This substantial attached property has been sympathetically renovated and updated by the current owners to provide excellent family accommodation. The property offers character while having good ceiling heights throughout. Entering through the porch there is a good reception hall with oak flooring which continues into the adjacent sitting room. The sitting room itself is particularly generous with space for large sofas in front of an original inglenook fireplace and French doors to the garden. The study is located off the sitting room with fitted shelving and a lovely view over the garden.

The stunning triple-aspect farmhouse kitchen/breakfast room has an excellent range of modern kitchen units, storage and a larder cupboard as well as bi-folding doors and a separate stable door open onto the rear garden patio. The cellar is accessed via a modern trapdoor from the kitchen and provides a large and easily accessible storage area. Finally, off the hallway there is a utility room with WC.

Upstairs, the large landing leads to four light bedrooms, the main bedroom is to the rear with a view over the garden and a modern ensuite with walk in shower. There is a stylish family bathroom with shower over the bath. Storage is provided by a large airing cupboard and a walk-in eaves storage area.

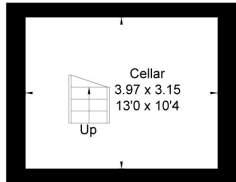
OUTSIDE

The property is approached over a tarmac drive (shared with one other property to the rear) leading to a large private gravelled parking area. The front garden is bordered by mature hedging, wild flowers, shrub borders and a lawn. There is gravel parking for 3 vehicles. A paved path leads to the rear of the property where there is a large terrace area directly outside the kitchen and sitting room providing a sunny and private spot for outdoor dining. Steps lead up to the gently sloping lawn which has flower and shrub borders and is enclosed by panel and post and rail fencing. There is a timber shed for storage tucked in to one corner.

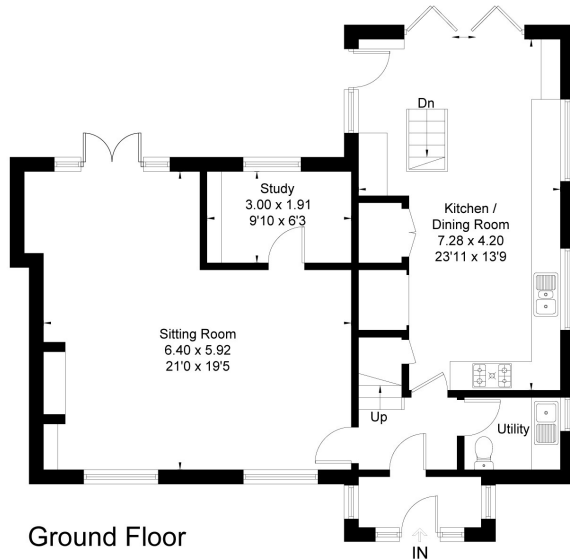
SERVICES

All mains services connected. Council tax band F.

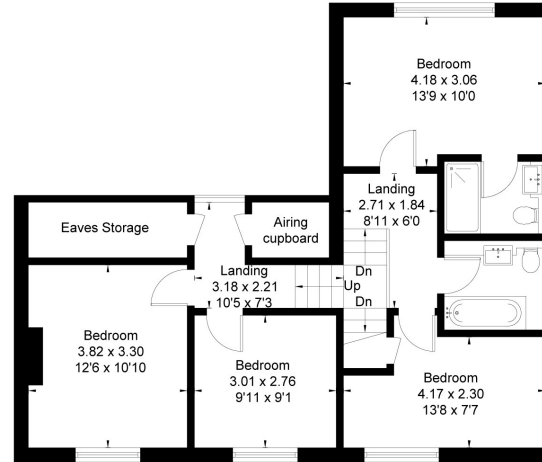
Approximate Floor Area = 153.5 sq m / 1652 sq ft
 Cellar = 12.6 sq m / 136 sq ft
 Total = 166.1 sq m / 1788 sq ft



Cellar



Ground Floor



First Floor



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 #69092

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

01672 514820

www.brearilyandrich.co.uk

1 London Road, Marlborough, Wiltshire, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
 ESTATE AGENTS