



4 ELCOT CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

4 ELCOT CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2BB

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 substantial detached house at the end of a no through road with a large and private garden of approximately 0.23 acres.
The property has great potential for updating and possible further extension subject to planning.**

* Porch * Sitting room * Family/dining room * Study * Garden room * Kitchen * 5 Bedrooms * Family bathroom * Shower room *
* Large utility room * South facing garden * Parking * Excellent location * No onward chain *



MARLBOROUGH

Elcot Close is a quiet no through road offering easy 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 versatile modern home offers scope for updating and extension if required, while already offering extensive living space downstairs. The front door opens in to a porch and then a reception hall with stairs to the first floor. To the right of the hall there is a double aspect sitting room with open fireplace, while to the other side is a sitting/dining room to the front of the house. The kitchen is to the rear and has a good view over the garden. Beyond the kitchen there is a large utility room and a downstairs shower room. Beyond the dining area there is a study/office with a patio door to the side of the house and beyond here there is a downstairs bedroom. There may be potential to open up the kitchen/utility/study and bedroom to create a very large kitchen/family room, subject to requirements and permissions as necessary. There is a garden room and a further bedroom to the far side of the sitting room.

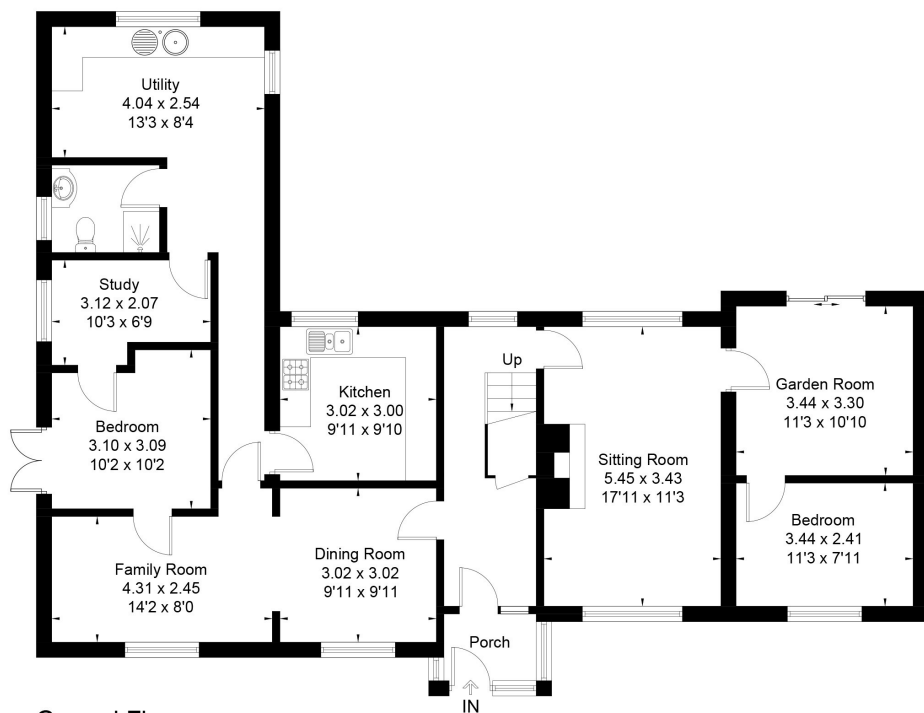
Upstairs the landing leads to three bedrooms and a family bathroom. Again there may be further potential to extend with first floor extensions to increase bedrooms on the first floor. In all the property occupies an excellent private position with potential for alterations to suit individuals needs.

OUTSIDE

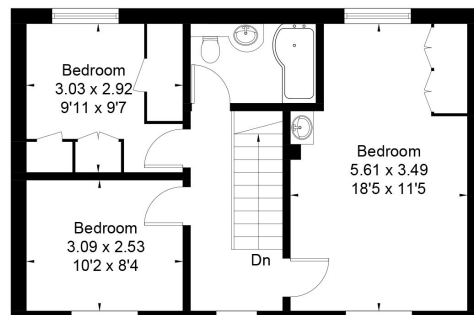
To the front of the property there is a tarmac drive providing parking for 2/3 vehicles. Double gates lead to the side of the house in to an area of hardstanding next to the study/office. Beyond here there are raised vegetable beds with a patio and raised beds providing a shady seating area. The lawn is level and private while directly outside the house there is a good sized patio providing a great space for outdoor entertaining. There are two timber sheds.

SERVICES All mains services connected. Council tax Band F.

Approximate Floor Area = 173.7 sq m / 1870 sq ft



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 #70919

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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