



6 HAWKINS MEADOW, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

6 Hawkins Meadow, Marlborough, Wiltshire, SN8 1UR

Marlborough M4 (Junction 15) Approximately 9 miles. Rail link Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

An attractive and superbly presented 3 bedroom detached home in a cul-de-sac location and the popular College Fields development located within just a mile of the town centre.

* Hallway * Cloakroom * Sitting room * Wren fitted kitchen * Dining room * 3 bedrooms * En suite shower room * Stylish family bathroom *
* Front and enclosed rear gardens * Parking and Single garage *



MARLBOROUGH

Marlborough is an historic and thriving market town situated within the Wessex Downs Area of Outstanding Natural Beauty. The town has an extensive range of quality independent and well known national retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including Marlborough College, a sports centre, independent cinema and an excellent state secondary school, St. Johns Academy.

The town is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London Paddington and the west country. Marlborough is surrounded by glorious downland countryside with Savernake forest and the Kennet and Avon canal close by all offering plenty of opportunity for exploration.



The Property

A hallway with a cloakroom and stairs to the first floor leads to a light and airy sitting room that has French doors that lead to the rear garden terrace. The kitchen has been upgraded recently with a contemporary Wren designed kitchen that benefits from built-in appliances including: dishwasher, 4 ring gas hob with an extractor fan and a combined Neff eye-level hide and slide' double oven and microwave. A side door opens to a passage that leads to the rear garden. There is a separate dining room that over looks the front garden and would easily seat at least six. On the first floor, there is a generous master bedroom with a built-in wardrobe, a modern en suite shower room, two further bedrooms and a stylish modern family bathroom.

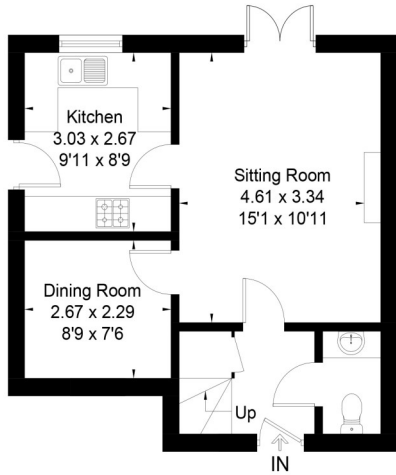
Outside

The rear garden is beautifully landscaped with a lower level natural stone terrace seating area and with steps up to a lawn retained by a brick wall. The garden is fully enclosed by robust panel fencing and brick walls. The garden enjoys a sunny westerly aspect with a good degree of afternoon/evening sun. To the front the property there is a lawn area that is interspersed with mature shrubs. The property has its own driveway that leads to a single garage with an up-and-over door and has light and power.

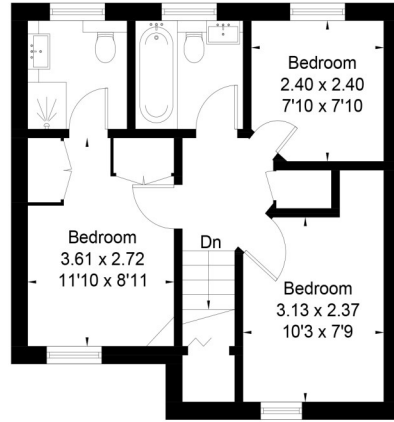
Services

All mains services connected. Council Tax Band: D.

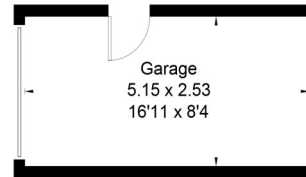
Approximate Floor Area = 78.8 sq m / 848 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 91.9 sq m / 989 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #71313

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.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 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 do and 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

Brearley & Rich is a trading name of BR Marlborough Property Ltd, Registered in England and Wales. No 09965215 Registered office, 1 London Road, Marlborough, Wilts SN8 1PH