



SANDOWN, ST. MARTINS, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

SANDOWN, ST.MARTINS, MARLBOROUGH, WILTSHIRE, SN8 1AR

*Marlborough centre 0.3 miles (400 metres), M4 (Junction 15) Approximately 8 miles.
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

**A detached three bedroom bungalow situated in an elevated plot with wonderful gardens and views towards Savernake Forest.
The property offers huge potential for updating and possible extension subject to permissions.**

* Porch * Hall * Sitting/dining room * Kitchen/breakfast room * 3 bedrooms * Family bathroom * Attached garage *
* Driveway parking * Lovely wrap around gardens * Large plot * Potential to update/extend * Excellent location *



MARLBOROUGH

St. Martins is situated on the edge of Marlborough offering easy access in to town and local 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 beautifully positioned property was built in 1958 and has been in the same ownership for the last 66 years. The property benefits from character features of the period including high ceilings and parquet floors. The property has double glazing fitted with further secondary glazing in most rooms. Internally the property requires updating throughout and may offer potential for extension in various ways to suit subject to permissions.

The porch opens on to a large reception hall giving access to a well proportioned sitting/dining room with windows on three sides and a gas fire. The kitchen has space for a table and has a door to the south facing aspect of the garden. There are three bedrooms, two of which have fitted storage, The main bedroom is particularly light and has views over the garden and towards Savernake. There is a large family bathroom.

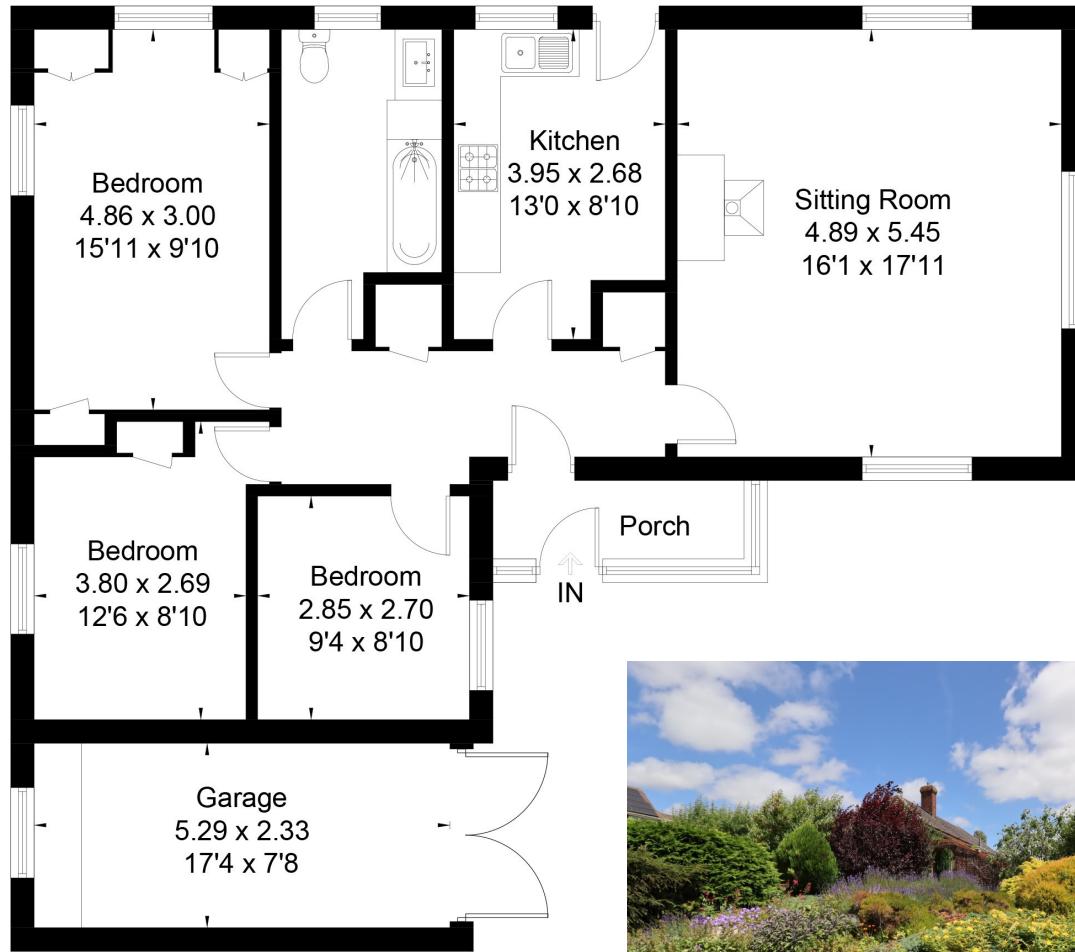
OUTSIDE

The property is approached over a driveway providing parking in front of the attached garage. The large garden wraps around the property and offers a south facing terrace area directly outside the kitchen with an ornamental pond and mature hedges. To one side of the house there is a large vegetable garden which leads up to two sheds and a soft fruit garden with a lawn and mature apple trees before leading back round to the front of the house. To the other side of the house there path leading in to the garden bordered by a sloping bank of mature shrubs.

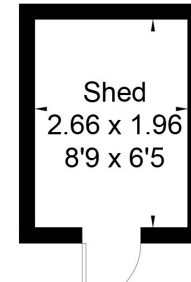
SERVICES

All mains services connected. Council tax Band E.

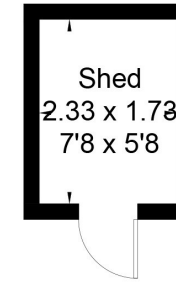
Approximate Floor Area = 94.7 sq m / 1019 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 107.4 sq m / 1156 sq ft (Excluding Sheds)



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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



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