



**7 UPPER ISBURY, MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS



# 7 UPPER ISBURY, MARLBOROUGH, WILTSHIRE, SN8 4AY

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 recently modernised and improved 2 double bedroom home offering well proportioned accommodation throughout.  
The property benefits from views over the town, easy access to local schools and private parking.**

\* Hall \* Living/kitchen/dining room \* Two double bedrooms \* Bathroom \*  
\* Gardens \* Parking \* Brick built store with potential \*



## **MARLBOROUGH**

Upper Isbury is located close to the centre of Marlborough, offering easy access in to town and to local countryside. 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

Originally dating from the 1960's, 7 Upper Isbury has been significantly updated and improved by the current owners. The property now provides a beautifully presented home close to the town centre. Entering the front door there is a good hallway with stairs to the first floor and a door straight ahead in to the kitchen. The newly fitted kitchen is light and well laid out with a range of units incorporating a large breakfast bar with space for a washing machine underneath. The kitchen is open in to the dining area, with recently installed doors to the garden creating a lovely light entertaining space. Decorative panelling continues from the dining area in to the sitting room which has a large picture window and space for an open fire. The ground floor includes laminate flooring throughout.

Upstairs the landing leads to two double bedrooms, the main bedroom having extensive fitted storage and windows offering views over the town. The second bedroom is south facing and looks over the garden. The newly fitted bathroom is presented in a modern style and has a shower over the bath.

### OUTSIDE

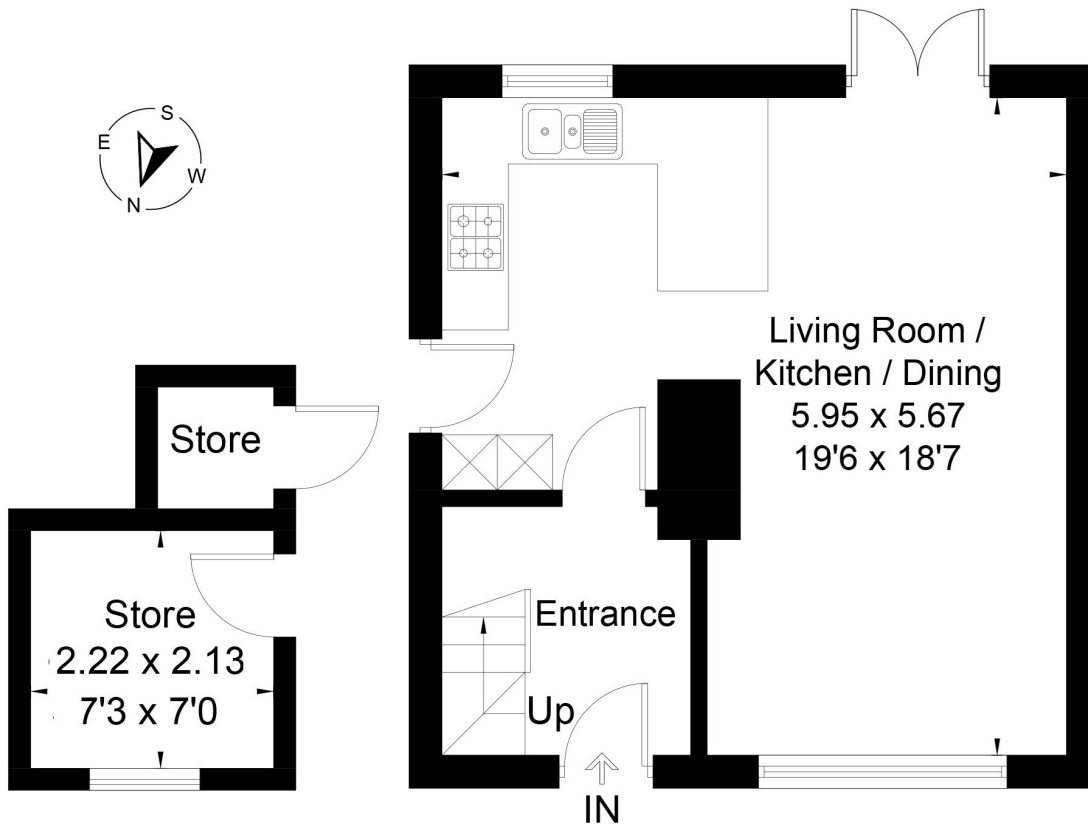
To the front of the property there is a tarmac parking area for two vehicles, a path to the side leads up to the front door. The garden to the rear is south facing. Directly outside the kitchen there is a walkway the other side of which are two stores the larger of these could provide an excellent workshop or home office subject to any necessary permissions.

### SERVICES

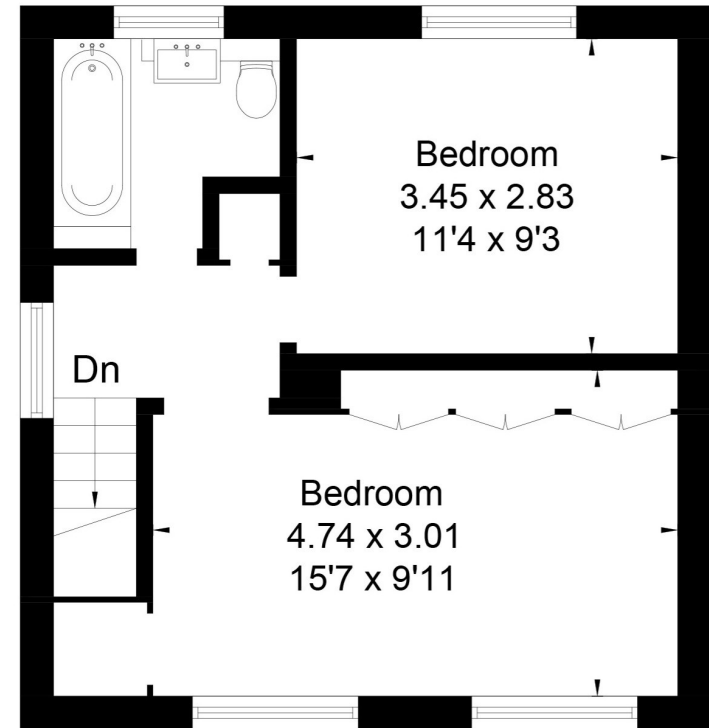
All mains services connected. Council tax Band B.



Approximate Floor Area = 67.5 sq m / 727 sq ft  
 Outbuilding = 6.1 sq m / 66 sq ft  
 Total = 73.6 sq m / 793 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 #79241

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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