



8 REEDS GROUND  
MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

## **8 Reeds Ground, Marlborough, Wiltshire, SN8 2AW**

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Great Bedwyn (7 miles) or Hungerford (10 miles) in approximately 1 hour.

An updated and extended three bedroom semi detached home with an amazing kitchen/dining room and a south facing garden. The property benefits from parking and a garage and is in a well regarded no through road within a half mile of Marlborough town centre.

**\* Hall \* Living Room \* Kitchen/dining room \* Three bedrooms \* En suite shower room \* Bathroom \*  
\* Garage \* Parking \* Gardens \* Gas central heating \***



### **MARLBOROUGH**

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 amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns Academy. The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough has the River Kennet flowing through its centre and is surrounded by glorious countryside and the ancient Savernake forest.



### **THE PROPERTY**

The front door leads in to a spacious hallway with stairs to the first floor. The focus of the house is the south facing kitchen/dining room, which is lovely and light with a modern range of kitchen units providing plenty of storage, space for a range style cooker and marble work tops. Towards the vaulted dining area there is further fitted storage and an exposed brick feature wall. Bi-folding doors from the dining area lead on to the garden. To the front of the house there is a good sized living room with a large window to the front and a wood burning stove. There is a downstairs bathroom fitted with a stylish modern suite.

Upstairs, the landing leads to a main double bedroom with generous fully tiled en suite shower room with under floor electric heating. There are two further good sized bedrooms to the rear.

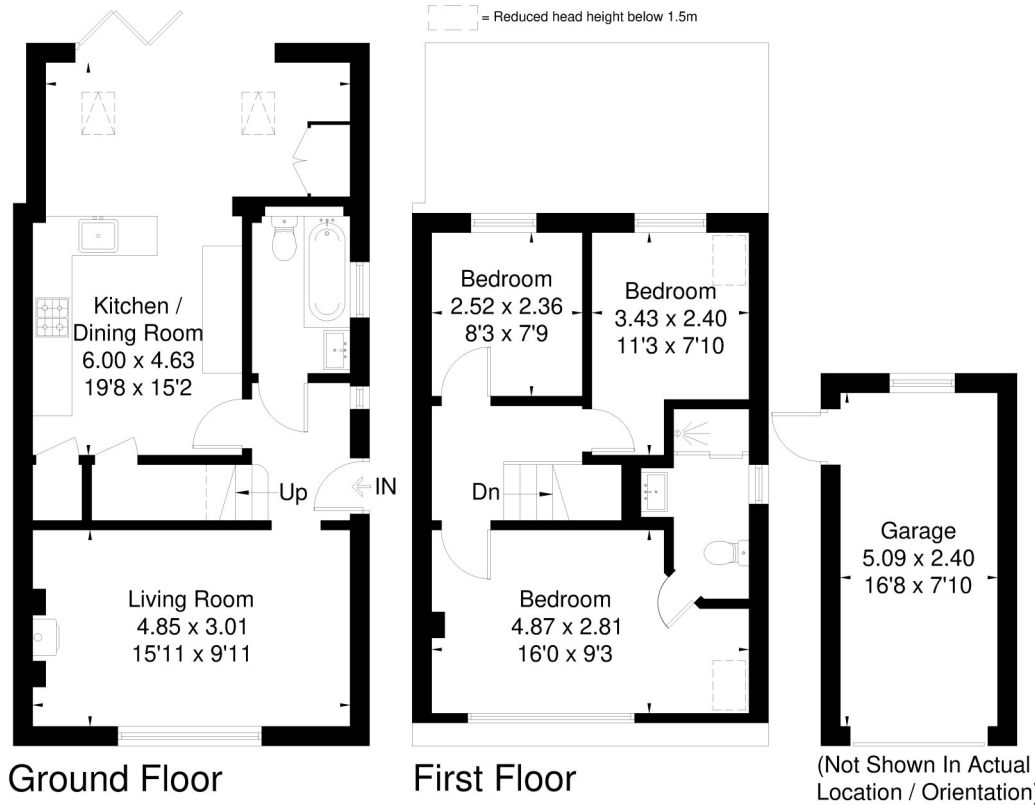
### **OUTSIDE**

To the front of the property there is driveway parking for 2/3 vehicles. There is a single garage with up and over door and pedestrian door in to the garden. The garden has a patio directly outside the house, with a path leading to the front of the house. Steps lead up to a level lawn with shrub and lavender borders.

### **SERVICES**

All mains services connected. Council Tax band D.

Approximate Floor Area = 84.3 sq m / 907 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 96.5 sq m / 1038 sq ft



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 #80705

(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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 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