



2 WHITE HORSE ROAD, Marlborough

BREARLEY & RICH
ESTATE AGENTS

2 White Horse Road, Marlborough, Wiltshire, SN8 4FE

Trains run from Swindon to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes. M4 J15 Approx 6 miles.

A beautifully presented detached family home built by Crest Nicholson on their successful St Johns Park development. This superb property offers over 2500 sq. ft. of versatile living space, including a fabulous 21'x19' kitchen/ breakfast room. Internal viewing is highly recommended.

- * Welcoming entrance hall * Cloakroom * Office * Sitting room * Kitchen/breakfast room * Separate utility room * 5 bedrooms
- * 2 Shower rooms and a family bathroom * Detached double garage * Driveway and carport with parking for at least two cars
- * Westerly facing enclosed rear garden



MARLBOROUGH

The thriving market town of Marlborough offers a choice of access to major communication routes while being situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dans and 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, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.

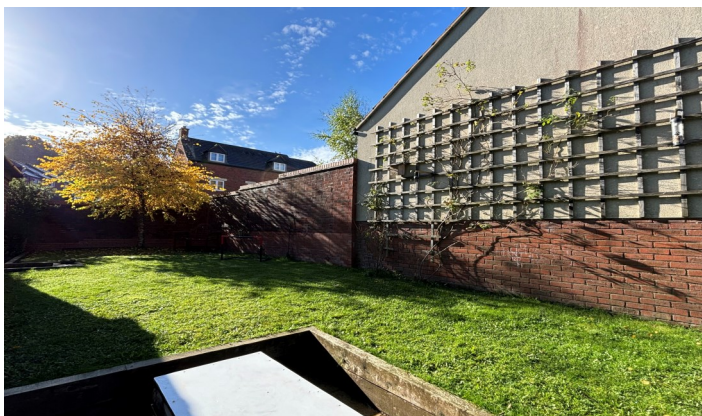


THE PROPERTY

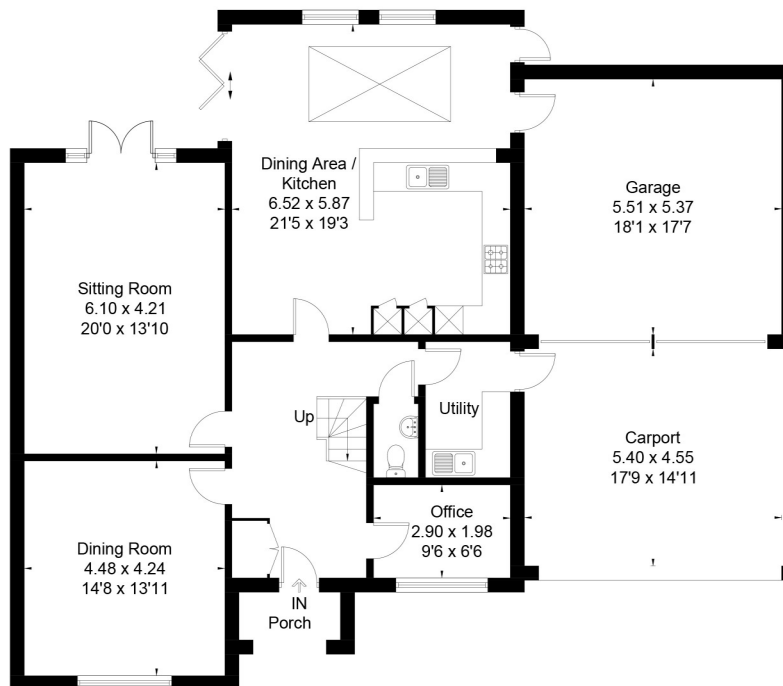
This very well proportioned and easy to live in family home has a welcoming entrance hall that leads to all principal reception rooms. Just off the hallway is a cloakroom and an office. A wonderful extended and fully fitted kitchen, with a lovely light roof lantern, has bi-folding doors that lead to the rear garden and also has space for a table that would comfortably seat at least ten. The kitchen is well appointed in having a Bosch double oven and 4 ring gas hob and an integrated Miele dishwasher as well as having plenty of storage space and granite work surfaces. Just off the kitchen is the double garage. Back in the hallway and a door leads to the utility room, which has a door to the carport, a sink and space for a washing machine and a tumble dryer. The spacious and elegant sitting room has double doors to the rear garden. The dining/family room, is another generous room with a window to the front. On the first floor is an impressive landing (with access to a boarded loft) leading to a wonderful master bedroom with a luxurious en suite shower room and fitted wardrobes. The equally sizable guest bedroom also has an en suite shower room. Two further bedrooms are also doubles and the fifth bedroom is a good size single. Finally, the family bathroom has a modern white suite.

OUTSIDE

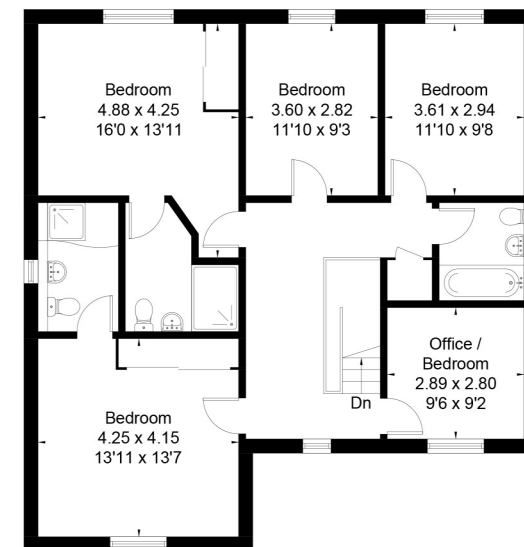
The rear garden is predominantly laid to lawn and is westerly facing. There is also a good size patio terrace and the garden is enclosed by brick walls and panel fencing. The double garage, which is located to the side of the property, has light and power. In addition, the garage loft space has boarded storage. Driveway parking is also available for two cars in front of the garage under a car port. The front garden has three steps up to the front door. There is useful side storage area for a shed and recycling etc. Marlborough High Street is approximately one mile.



Approximate Floor Area = 245.1 sq m / 2638 sq ft
(Excluding Carport)



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 #80665

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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