



DENE COTTAGE, ELCOT LANE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

DENE COTTAGE, ELCOT LANE, MARLBOROUGH, WILTSHIRE, SN8 2BA

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.

1930's extended end of terrace property that has been extended and improved to successfully create a fabulous and spacious period cottage that combines character features with modern living.

* Entrance hall * Sitting room * Dining room * Beautiful and sunny kitchen/breakfast room * Three double bedrooms * Three bathrooms *
Parking for two cars (potential for more if required) * 100ft South facing garden



MARLBOROUGH

Dene Cottage is situated close to the centre of Marlborough, offering easy access to town and local facilities. 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

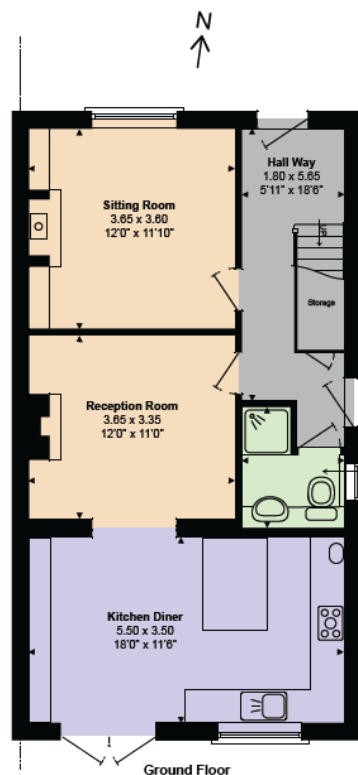
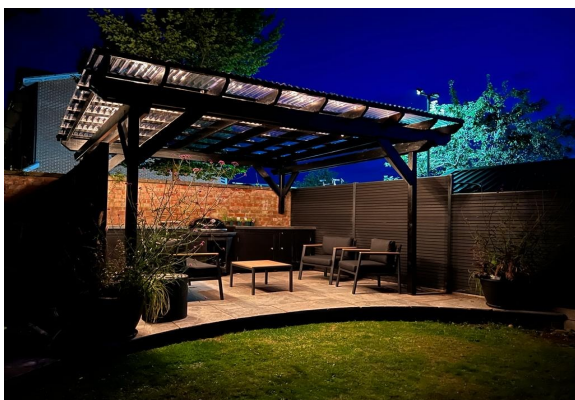
A traditional red brick 1930's end of terrace property, originally built for an employees of the coal board. This property has been a well loved and cared for family home for many years and has been extended both into the roof space, with a wonderful dormer windowed loft bedroom that revealed stunning mellow coloured chimney brickwork and the kitchen/dining room that has modern sleek units and work tops and yet has its own charm and relaxing atmosphere in which to dine or entertain. One of the features of the property is how consistently proportionate the rooms are; from the elegant sitting room at the front of the house with a woodburning stove, to the family room with a simply beautiful and very rare cast iron fire with an oven above. This area in turn opens onto the magnificent kitchen with sky lights that allow for plenty of natural light. All of the light and airy bedrooms are doubles and also have pretty views. There are three contemporary bathrooms available, with the loft room having an en suite shower room, the family bathroom on the first floor and another useful shower room on the ground floor.

OUTSIDE

The rear garden is an absolute highlight. Beautifully landscaped with soft curved edges a plethora of mature trees shrubs, a flag stoned and brick edged seating area, deliberately positioned and created to make the most of the sun and a magnificent covered softly lit entertaining barbeque space found at the end of the garden. There is side pedestrian side access that leads to the front garden which is brick blocked paved and accommodates parking for two cars, flanked by flower borders.

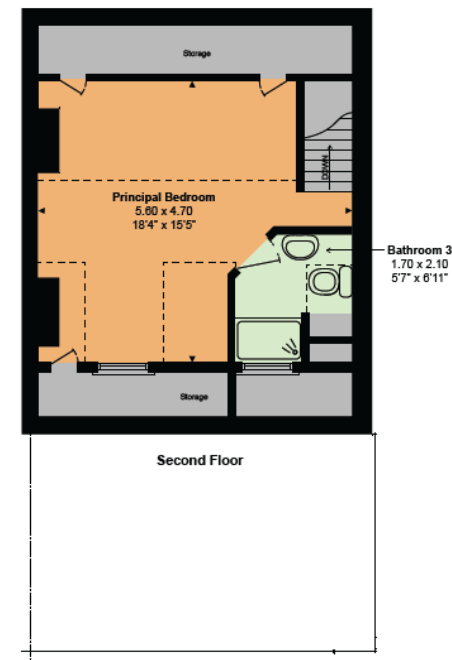
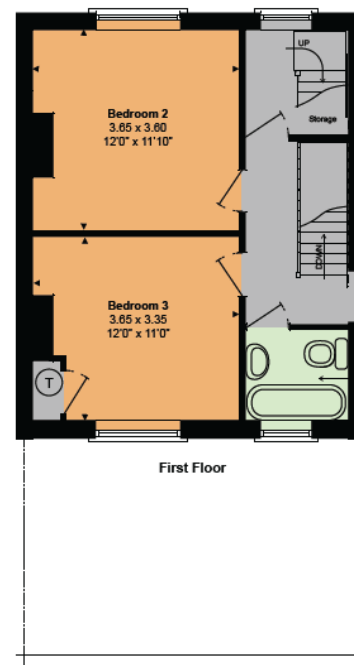
SERVICES

All mains services connected. Council tax Band D.



Dene Cottage, Elcot Lane, Marlborough

Approximate Gross Internal Area = 130.4 sq m / 1404 sq ft



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

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough, SN8 1PH

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