



WILLOW COTTAGE, ELCOT LANE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

WILLOW COTTAGE, ELCOT LANE, MARLBOROUGH, WILTSHIRE, SN8 2AZ

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 stylish and light-filled detached bungalow offering flexible accommodation and situated in a level location within a mile of the historic and bustling Marlborough High Street.

- * Spacious entrance hall * Sitting room (with wood burner) * Dining room * Beautiful and sunny kitchen/breakfast room (with sky lantern) *
- * Three double bedrooms * Three bathrooms * Double garage (plus ample off -road parking) *
- * Private and beautifully tended southerly facing front garden and low maintenance rear garden *



MARLBOROUGH

Willow 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 property is also within catchment for the excellent Ramsbury doctors surgery.

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 modernised detached bungalow offers a light, airy and contemporary living space in a highly sought-after location. Set on level ground within a mile of the High Street, the property enjoys both convenience and comfort. The property has been tastefully updated throughout, featuring a well-appointed kitchen with modern fittings including an eye-level Neff double oven and AEG hob and ample storage, a bright and spacious living area that enjoys plenty of natural light. The southerly facing dining room opens onto the front terrace. The property has a stylish décor throughout that compliments the home's open and welcoming feel. Accommodation also includes three generously sized bedrooms with a luxurious bathroom and two shower rooms. Combining modern comfort with single-level living, this delightful home is ready to move into and enjoy immediately.

OUTSIDE

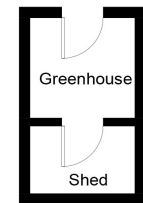
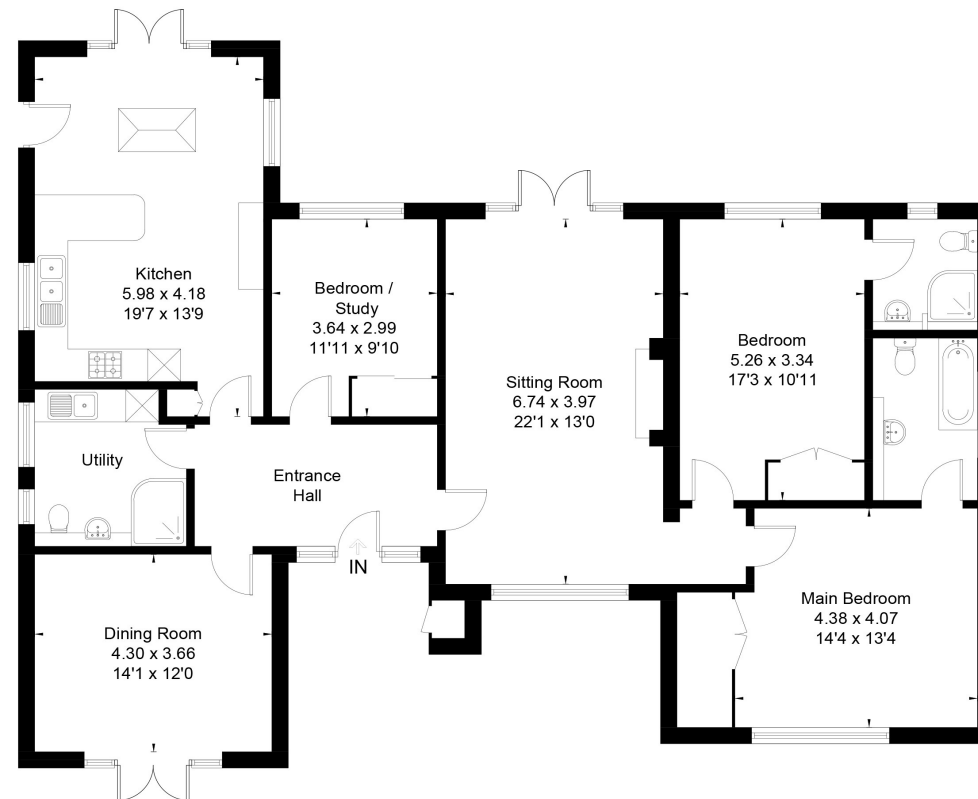
The front garden is beautifully maintained and thoughtfully designed, combining a sense of peace and charm. A well-kept lawn is bordered by neat flowerbeds filled with a mix of seasonal blooms, hardy shrubs, providing colour and texture throughout the year. The front garden also accommodates a pretty and tranquil pond and a terrace seating area while a laurel hedge provides privacy. The rear garden has been designed for low maintenance while still offering a pleasant outdoor retreat. It features a raised terrace ideal for outdoor dining and lower level minimal but tasteful and easy maintenance gardening. Fencing and a rear brick wall provides privacy, and there is plenty of space for relaxing or entertaining. The overall effect is clean, practical, and easy to manage, perfect for those who enjoy outdoor space without the need for intensive gardening. A double garage can be found to the front right hand side with light and power and a driveway for additional parking.

SERVICES

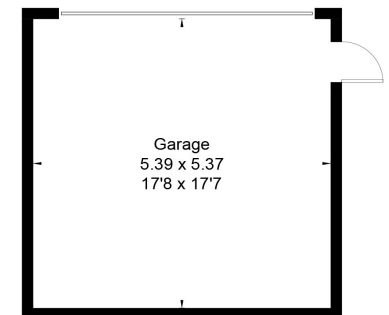
Mains gas, water and drainage. Council tax Band 'E' £2521.53 2025/26.



Approximate Floor Area = 154.7 sq m / 1665 sq ft
 Outbuildings = 32.8 sq m / 353 sq ft (Including Garage / Excluding Shed)
 Total = 187.5 sq m / 2018 sq ft



(Not Shown In Actual Location / Orientation)



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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 #99306

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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