



35 COLLEGE FIELDS
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

35 College Fields, Marlborough, Wiltshire, SN8 1US

A detached three bedroom home occupying a corner position on the College Fields development on the western edge of Marlborough. The property is within catchment for Preshute primary school and St. John's secondary. No onward chain.

Marlborough M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Swindon to London Paddington in approximately 1 hour.

* Sitting room * Conservatory * Dining room * Kitchen * Cloakroom * 3 Bedrooms * 2 Bath/shower rooms (1 en-suite) *
* Garage * Parking * South facing garden * Easy access to town centre *



MARLBOROUGH

Marlborough is an historic and thriving market town providing an extensive range of quality independent and well known retailers, public houses, restaurants and cafes along with plenty of amenities including a cinema, a sports centre and an excellent state secondary school, St. Johns Academy and Marlborough College. The town is sited along the M4 corridor close to J15 and has nearby rail links offering access to London and the west country.

The countryside surrounding Marlborough is within the North Wessex Downs Area of Outstanding Natural Beauty and includes the historic world heritage site of nearby Avebury and Savernake forest.



The Property

This lovely detached home is located approximately a mile to the west of Marlborough town centre and occupies a good sized corner plot with plenty of parking. Internally the property provides well-proportioned accommodation and there may be potential to extend if required and subject to planning. The front door leads in to a hall with stairs to the first floor with understairs cupboard and a door to a cloakroom. A door leads into a light sitting room with a feature fireplace and patio doors leading directly in to the conservatory. The kitchen overlooks the back garden and the dining room lies to the front—there may be potential to combine these two rooms to provide a kitchen/breakfast room if required.

Upstairs, the landing leads to three bedrooms offering pleasant views to the front and rear. There is a family bathroom, while the main bedroom has an en-suite shower room and extensive fitted storage.

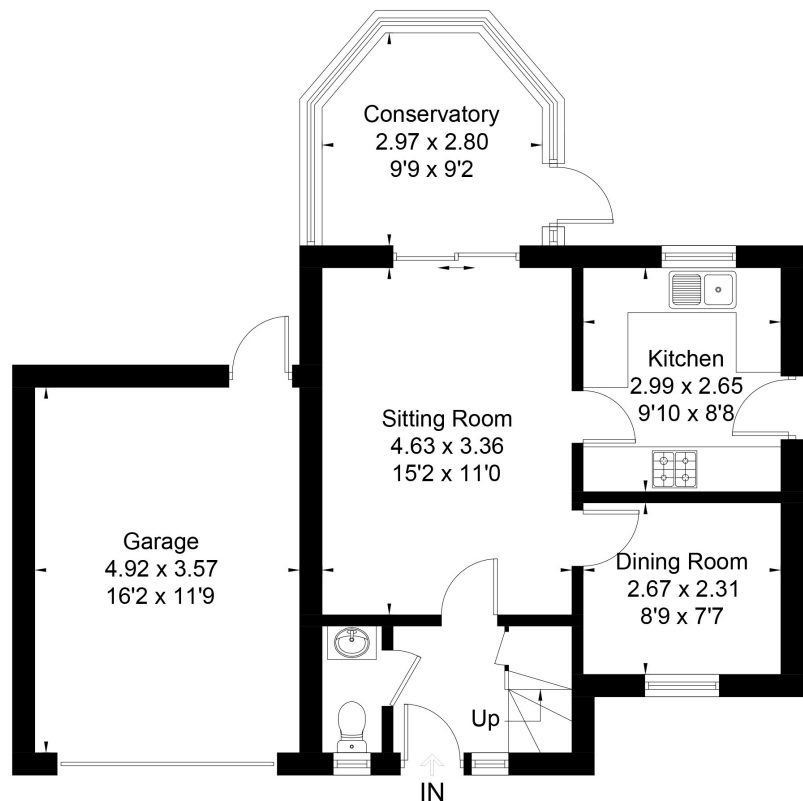
Outside

To the front of the house there is a large driveway providing plenty of parking and leading to the attached larger than average single garage with door to the rear. A gate leads in to the back garden where there is a terrace directly behind the house providing a lovely seating area. The back garden is gravelled for low maintenance and is interspersed with mature shrubs. There are views to the rear towards the hills on the other side of the valley.

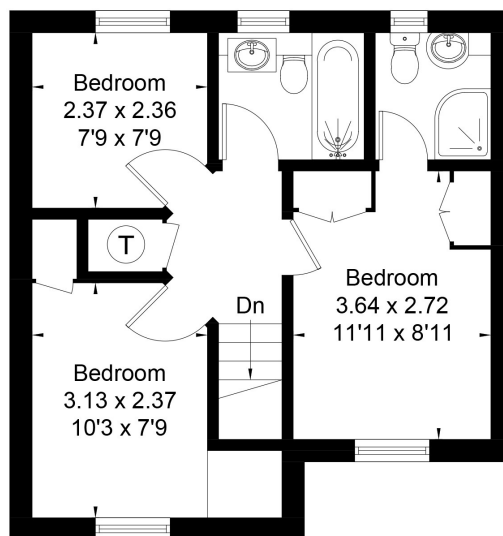
Services

All mains services connected Council tax Band D.

Approximate Area = 83.8 sq m / 902 sq ft
 Garage = 17.5 sq m / 188 sq ft
 Total = 101.3 sq m / 1090 sq ft
 Including Limited Use Area (1 sq m / 11 sq ft)



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 300980



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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