



14 BAYLIE ACRE
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

14 Baylie Acre, Marlborough, Wiltshire, SN8 1BG

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

**Modern family home close to Marlborough Common
and local facilities. Benefitting from an open plan
living area leading directly on to the garden and with
three lovely light bedrooms upstairs.**

Internal viewing is highly recommended.

- Sitting room
- Kitchen/breakfast room
- Utility room
- Cloakroom
- Three bedrooms
- Family bathroom
- Separate shower
- Rear garden
- Easy walk to local shops and town centre

MARLBOROUGH

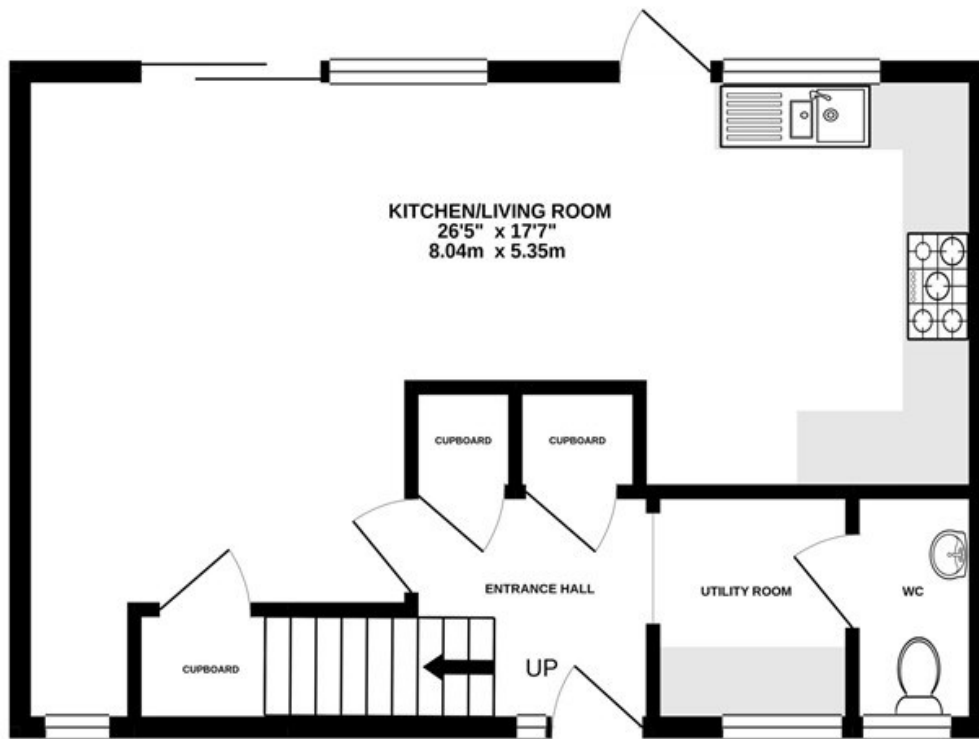
Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well know retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including: the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns. Marlborough is sited along the M4 corridor close to J15 (9miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough is surrounded by glorious countryside and Savernake forest.



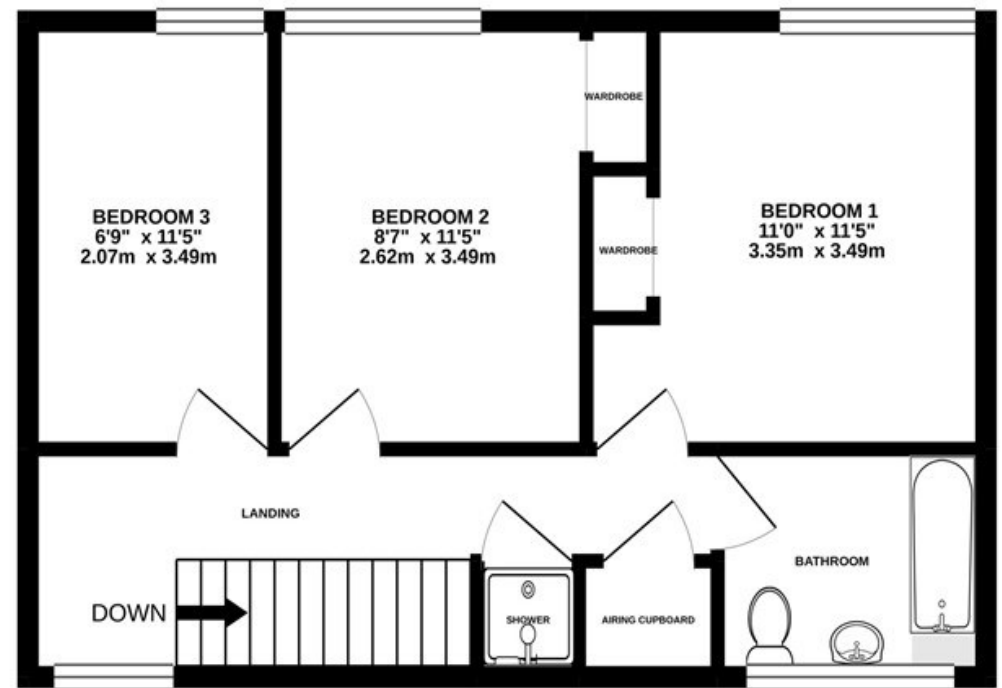


The Property

This spacious home offers excellent modern living space. The hallway leads in to a lovely light sitting area, which in turn is open in to the dining and kitchen area. A door from the kitchen opens directly on to the garden. The hallway also leads to the utility area and beyond here to the cloakroom. The first floor provides a good galleried landing, three bedrooms, two of which have fitted storage and a bathroom and separate shower. The garden to the rear provides a gravelled area, a lawn and a garden shed.



Ground Floor



First Floor

TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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