



**Thickets, 4 Granham Close,
Marlborough, Wiltshire SN8 4DH**

birkmyre
property consultants

A well presented detached family house set on a quiet no-through road overlooking the river with a large garden and off road parking.

*Close to town centre *Generous and flexible accommodation *Large family kitchen up to three reception rooms, up to five bedrooms and three bath and shower rooms *Private rear garden and parking

Location

Marlborough, a popular market town, provides an extensive range of shopping facilities including Waitrose, a twice-weekly market, a library and various restaurants and pubs including the Rick Stein restaurant. Swindon lies 11 miles to the north with Hungerford 9 miles to the east and Pewsey 6 miles to the south. Wider facilities can be easily reached at Newbury, Bath and Salisbury.

Train Stations at Great Bedwyn, Hungerford, Pewsey and Swindon offer excellent services to London Paddington with journey times of just over the hour. The M4 at junction 15 is 10 miles away and junction 14 is 14 miles away.

Granham Close is a no through road on the edge of the town, overlooking the river and the college with direct access to footpaths along the river valley.

Description

The property of brick elevations under a pitched tiled roof was built in the 1970's and has been substantially extended and decorated over the last 20 years. The spacious accommodation is well presented and offers a flexible layout with either more reception rooms or more bedrooms. The property benefits from Oak doors, UPVC double glazed windows some under floor heating and gas fired central heating as well.

Steps lead up to the front door and **Entrance Hall** with a tiled floor. Off this lies an **Office/Bedroom 5** with built in wardrobes, a **Family Bathroom** with bath and shower, wc and hand basin, another **Office/Reception Room** and the **Sitting Room** which is carpeted with a log burner under a timber mantelpiece and is lit by spots and includes a retractable large viewing

screen and projector. The well-presented **Kitchen/Breakfast room** has a tiled floor with underfloor heating and a range of wall and floor units with timber and quartz worksurfaces and incorporating a 1 ½ bowl stainless steel sink, fridge, dishwasher and island unit with a wine cooler. There are custom made glazed splashbacks adding colour and functionality and french windows to the terrace and a door to the **Utility Room** with space and plumbing for a washing machine and drier and well planned storage spaces. There is an external door and one leading internally to the **Garage/Store** which is racked for maximum storage.

On the first floor is the Landing running the length of the house and including several built in storage cupboards. There is a **Master Bedroom** which is south facing with and **ensuite Shower**

Room and then a further **Three Bedrooms** all carpeted and including a range of built in wardrobes for maximum storage space. A **Family Shower Room** completes the accommodation internally.

Outside

The property is approached via a no through road leading to off road parking for at least 6 cars. There is side access to the rear garden which has been made into three terraces, the first being lawned with steps to the next which has been beautifully paved with porcelain tiles with to one side a timber shed which is lined and has power and light. The highest terrace boasts lovely views over Marlborough and is lawned with a substantial potential Home **Office/Store** with heat and light as well





Services

Mains water, drainage, electricity and gas. Gas fired central heating, some under floor electrical heating.

EPC:

Council Tax: Band D

Local Authority

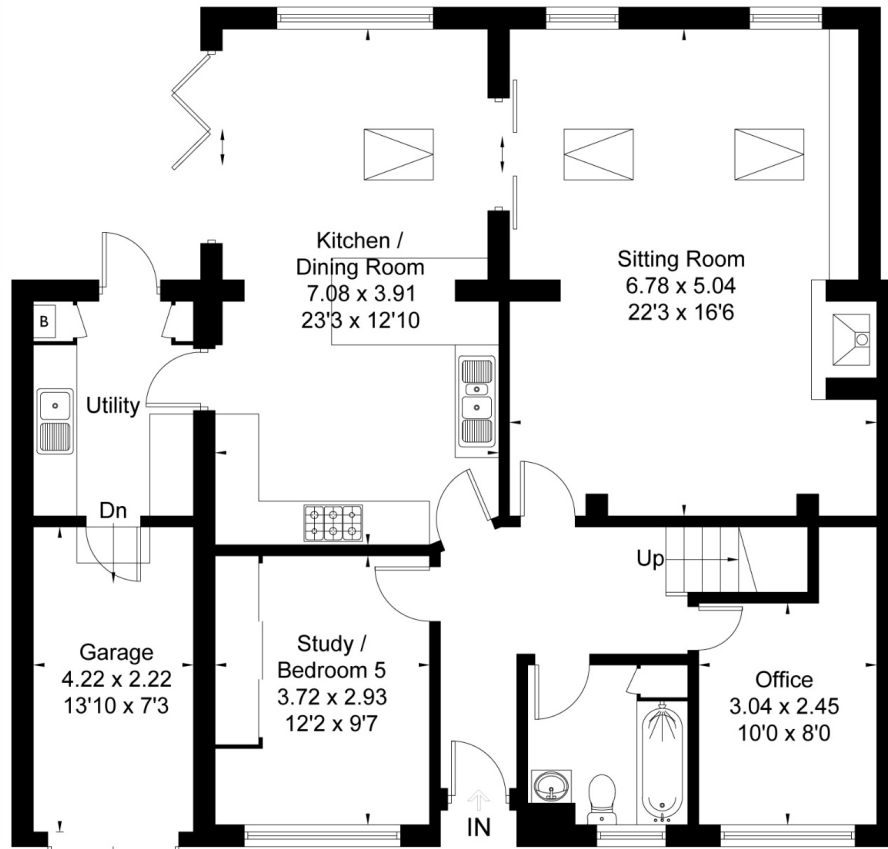
Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000

Directions

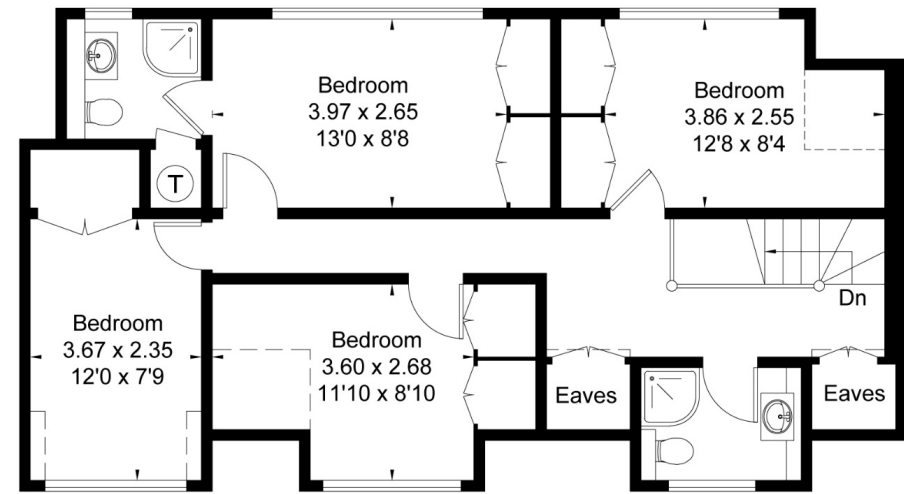
From Marlborough High Street head west along the High Street towards Devizes. At the end of the High Street turn left at the mini roundabout. At the next mini roundabout turn right into Granham Close and no 4 is on your left shortly before the road ends.



Approximate Area = 185.9 sq m / 2001 sq ft
 (Including Garage)
 Including Limited Use Area (5.6 sq m / 60 sq ft)



[Dashed line] = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 316623



Address: 9 Manor Gardens, Durbage, MARLBOROUGH, Wiltshire, SN8 3FG
 RRN: 8656-7823-7456-2051-0202

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmental friendly - lower CO2 emissions
(91-100) A			(10-100) A
(81-90) B			(90-100) B
(71-80) C			(80-90) C
(61-70) D			(70-80) D
(51-60) E			(60-70) E
(41-50) F			(50-60) F
(31-40) G			(40-50) G
Not energy efficient - higher running costs			Not environmental friendly - higher CO2 emissions
		67 74	60 67

Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



www.birkmyre.co.uk
 01672 516619

23 The Parade, Marlborough, Wiltshire SN8 1NE

