

Summerdown, Poulton Hill

BREARLEY & RICH
ESTATE AGENTS

Summerdown, Poulton Hill, Marlborough, Wiltshire, SN8 1AZ

An individual detached home offering flexible accommodation in a lovely private plot with parking and views towards Savernake Forest. The property has been extended to provide a lovely home in a great location and could still offer more potential subject to permissions.

Guide Price £625,000 Freehold

* No onward chain * Edge of town location * Vaulted kitchen/dining area * 24` sitting room * 3 bedrooms * Attic/loft rooms *
* 3 bath/shower rooms * Extensive parking and garage * Large garden *





MARLBOROUGH
The property is situated on the edge of Marlborough offering easy access in to town and local countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent 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 and Dan`s. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

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 privately positioned property offers excellent reception spaces and flexible accommodation throughout with a welcoming reception hall leading to all principal rooms. To one side of the hall there is a 24` sitting room with brick built fireplace and doors to the dining room. The real feature of the house is the L shaped kitchen/dining room which stretches across the back of the house providing a wonderful space for entertaining with doors and windows onto the garden. The kitchen area itself is of a good size and is complete with a Rayburn and space for an island unit. The ground floor also provides two/three bedrooms, a family bathroom and ensuite shower room.

A staircase from the hall leads up to two first floor rooms and a shower room. There is also a large walk in loft space which could hold potential for accommodation.

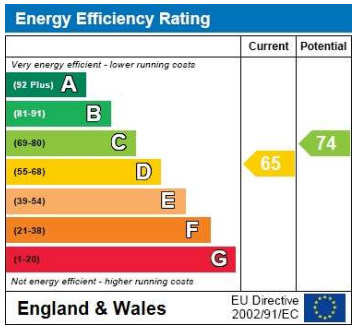
OUTSIDE

The property is approached over a generous block paved and gravel driveway providing parking in front of the attached garage. To the rear of the garage there is a utility/storage area. The large rear garden is south east facing and enyoys views towards Savernake Forest..

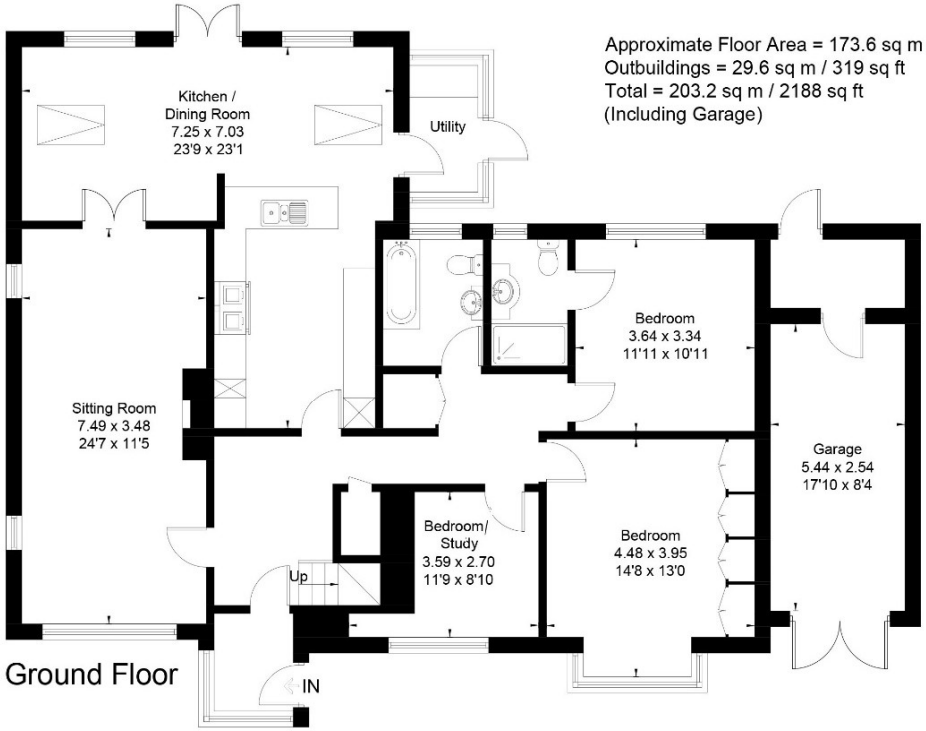
SERVICES
Mains water, electricity and gas. Private drainage.

Local Authority: Wiltshire Council Council tax band: Band E

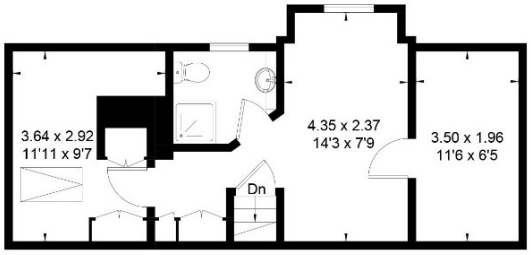
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Approximate Floor Area = 173.6 sq m / 1869 sq ft
Outbuildings = 29.6 sq m / 319 sq ft
Total = 203.2 sq m / 2188 sq ft
(Including Garage)







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 #98013

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