



High View Elcot Lane, Marlborough

Guide Price £625,000

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High View occupies an enviable elevated position within a generous, private plot, offering spacious and versatile single-storey living in a peaceful setting. Set back from the road, the property is approached via an extensive driveway providing ample parking for several vehicles, complemented by a well-maintained front lawn, mature shrubs, established planting and enclosed boundaries, all enjoying an attractive open green outlook.

Stepping into the welcoming entrance hall, the well-planned accommodation naturally divides the sleeping and living areas. The impressive principal bedroom is a standout feature, boasting high ceilings that create a sense of space and light. French doors open directly onto the south-facing patio and garden, while a spacious walk-in wardrobe and a beautifully presented en-suite bathroom, complete with both a bath and separate shower, provide an excellent principal suite.

Three further bedrooms offer flexible accommodation, with two generous double bedrooms overlooking the rear garden and a fourth single bedroom that would make an ideal home office, nursery or hobby room. These rooms are served by a well-appointed family bathroom.

- Detached four-bedroom bungalow
- Generous private plot
- Superb open-plan living accommodation
- Impressive principal bedroom suite
- Stunning vaulted garden room
- Private south-facing rear garden

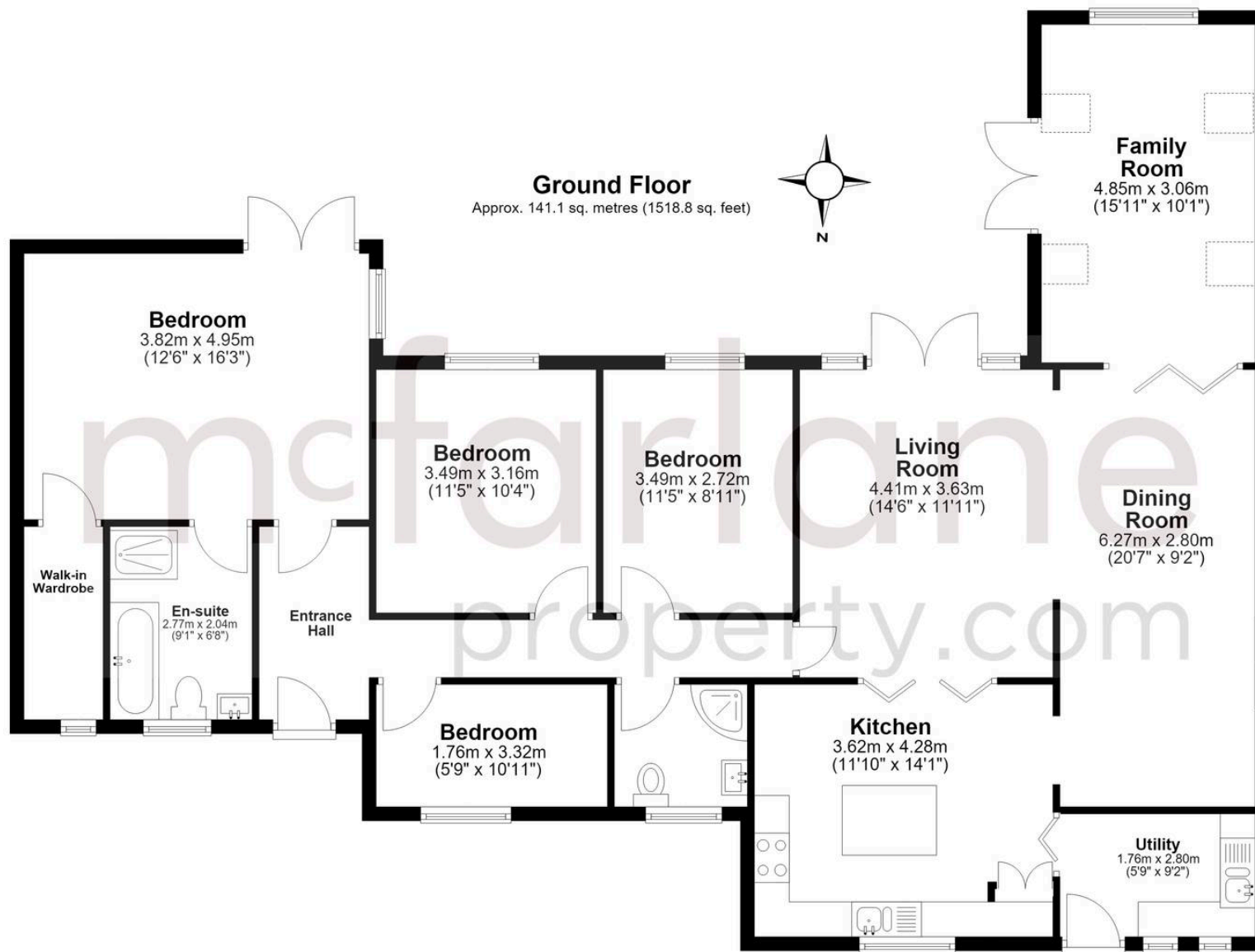


To the opposite side of the bungalow lies the superb open-plan living accommodation, thoughtfully designed to provide both sociable spaces and the flexibility to create separate rooms if desired. The spacious sitting room enjoys French doors opening onto the garden, flooding the room with natural light. The adjoining kitchen is fitted with a comprehensive range of units, a central island offering additional storage and workspace, integrated electric oven, grill and hob, together with ample cupboard space. A practical utility room sits just off the kitchen, complete with sink, space for white goods and its own external door providing convenient side access. Quality Karndean flooring runs throughout the principal living areas, adding warmth and continuity to the home. Flowing seamlessly from the kitchen is the dining area, which leads into the stunning garden room. This exceptional space features a striking vaulted ceiling with four Velux windows, allowing natural light to pour in, while French doors frame views across the garden. Whether entertaining family and friends or simply relaxing, this is undoubtedly one of the home's most impressive features.

Outside, the south-facing rear garden offers a high degree of privacy and is well maintained with an expansive lawn, paved patio seating areas, mature shrubs, established laurel hedging and enclosed fencing, creating a peaceful outdoor retreat to enjoy throughout the seasons.

High View offers a rare opportunity to acquire a spacious detached bungalow in an elevated position, combining generous accommodation, versatile living spaces and beautifully maintained gardens within walking distance to the High Street.





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