



18 Tin Pit, Marlborough

Guide Price £325,000

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18 Tin Pit

Marlborough

If you're looking for a home with wonderful countryside views, 18 Tin Pit is well worth a closer look. Occupying an elevated position within a row of terraces, this three-bedroom end-of-terrace property enjoys far-reaching, 180-degree views across the surrounding countryside towards Rabley. With a garage, parking, front and rear gardens, and a private road setting, it offers a combination of countryside outlook and everyday convenience, all within walking distance of the High Street.

Approached via steps from the road, the property enjoys a sizeable front lawn, complemented by mature shrubs, with fencing running along the side and rear boundaries. Its elevated position immediately introduces the far-reaching countryside views that make this home so appealing.

Inside, the ground floor comprises a combined sitting and dining room, a kitchen, a cloakroom and a useful storage cupboard. The sitting and dining room benefits from a large window overlooking the countryside towards Rabley, making the most of the property's elevated position and far-reaching views.

Positioned to the rear, the kitchen offers ample storage, an electric hob, grill and oven, together with an integrated fridge and a door providing access to the rear garden.



Upstairs, the property benefits from excellent natural light, enhanced by neutral décor throughout. A window at the top of the staircase brightens the landing, which leads to three bedrooms and the family bathroom. There are two double bedrooms, both with fitted wardrobes, alongside a single bedroom which also benefits from fitted wardrobe storage. Bedroom two is particularly noteworthy, with a large window spanning the length of the room and enjoying lovely views across the surrounding countryside.

The family bathroom comprises a bath with shower over, wash basin and WC. A brand-new boiler has also been recently installed.

Outside, the rear garden can be accessed from both the kitchen and the side of the property, a benefit of its end-of-terrace position. Steps from the kitchen and outbuilding lead up to a gravelled patio area, providing space for outdoor seating. Beyond this, the garden opens onto a lawn, bordered by established mature shrubs and planting, including juniper, willow and laurel, alongside seasonal flowers and wildflowers. The south-westerly aspect makes this a lovely spot to enjoy the garden throughout the day.

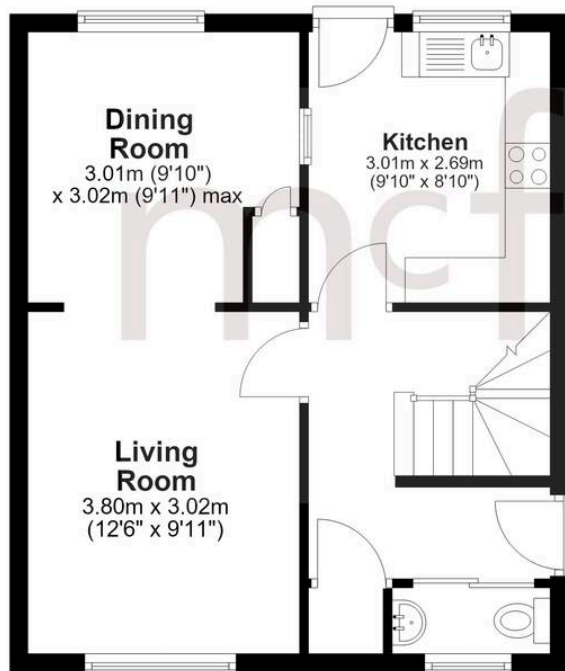
An older outbuilding provides useful additional storage, while the garage and parking add further practicality.

With its elevated position, far-reaching countryside views, three bedrooms and established gardens, 18 Tin Pit offers an appealing opportunity to enjoy a countryside outlook while remaining within walking distance of the High Street.



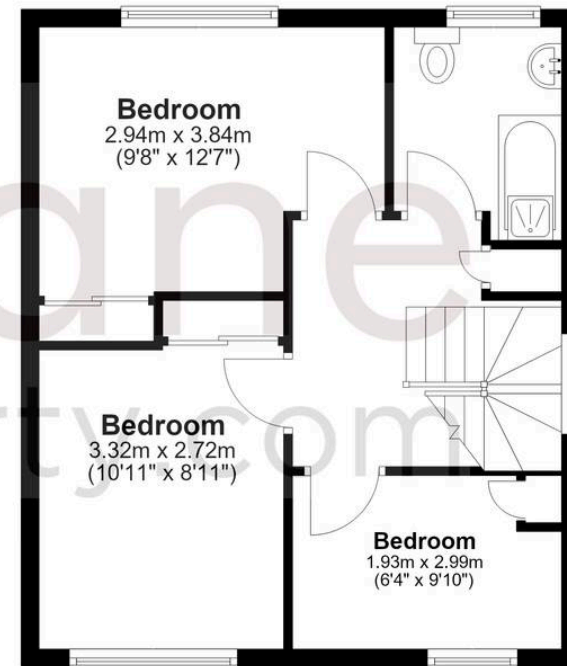
Ground Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Total area: approx. 92.8 sq. metres (999.3 sq. feet)

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