



8 PORTFIELDS
MAREBOROUGH

BREARLEY & RICH
ESTATE AGENTS

8 PORTFIELDS, MARLBOROUGH, WILTSHIRE, SN8 1EY

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

**A modern detached family home within this cul-de-sac development on the edge of this popular market town.
The property offers a layout perfect for modern living and also benefits from a south facing garden.**

* Hall * Well appointed kitchen/breakfast room * Utility room * Cloak room * Sitting room * Four bedrooms * Two bathrooms (1 en-suite) *
* Garage + Parking * South facing rear garden *



MARLBOROUGH

The property is located on the edge of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and two supermarkets and boasts a number of good quality restaurants such as Dan's and Pino's. The Golf Club and new tennis courts on the nearby common, together with the leisure centre provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Swindon, Hungerford, Great Bedwyn and Pewsey to London Paddington.



THE PROPERTY

A beautifully presented modern family home, constructed approximately four years ago by Green Square Homes, offering well-planned and spacious accommodation throughout. The property features a contemporary fitted kitchen with a range of modern units and integrated appliances, complemented by a practical utility room and a convenient ground floor cloakroom. The generous sitting room provides an excellent space for both everyday living and entertaining and access the rear garden. To the first floor are four well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a stylish family bathroom. Finished to a high standard and enjoying the advantages of a nearly new home, this attractive property is ideally suited to modern family living.

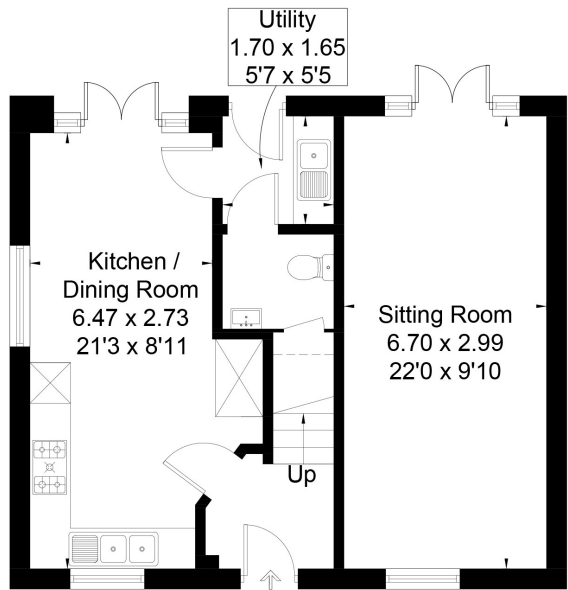
GARDEN & GROUNDS

Externally, the property enjoys a south-facing rear garden, designed for ease of maintenance and featuring a lawned area together with a paved terrace, providing an ideal space for outdoor dining and relaxation. There are timer double doors allowing access to the road. To the front the garden is planted with pretty shrubs and flowers and there are steps to the front door. To the side of the front is a single garage with an up-and-over door and parking in front.

SERVICES

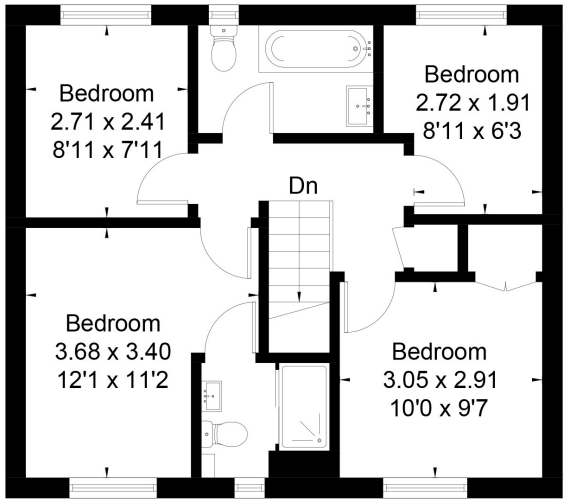
All mains services are connected. Council tax band: E.

Approximate Floor Area = 102.2 sq m / 1100 sq ft
Garage = 19.2 sq m / 207 sq ft
Total = 121.4 sq m / 1307 sq ft

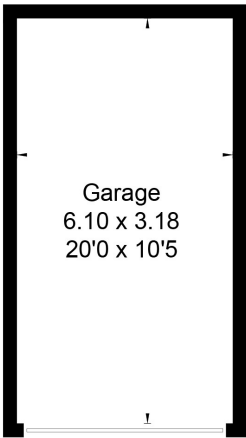


Ground Floor

[Symbol] = Reduced head height below 1.5m



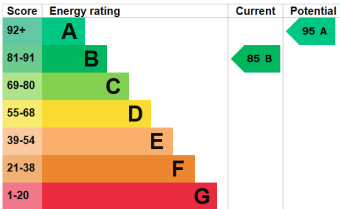
First Floor



(Not Shown In Actual Location / Orientation)



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 #111063



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