



18 Reeds Ground, Marlborough

Guide Price **£475,000**

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18 Reeds Ground

This impressive and deceptively spacious red-brick family home which has remained in the same family since 1971, recently completely refurbished by the owners it is ideally positioned on a desirable corner plot within walking distance of the High Street.

From the outset, the property makes a strong impression, with its extended frontage and attractive kerb appeal. The solid oak entrance hall sets the tone for the home – both striking and welcoming – beautifully complemented by frosted privacy glass and engineered oak flooring throughout the ground floor. High, angular ceilings and a Velux window enhance the sense of space, while large windows throughout allow natural daylight to fill the rooms.

All principal ground floor rooms flow from this central hallway, creating a practical and well-balanced layout. There is a convenient WC, a useful storage cupboard, and a well-equipped utility room complete with white goods, sink, storage units, and wooden work surfaces.

To the rear, the contemporary kitchen is both stylish and functional, featuring metro tiling, wooden worktops, a ceramic sink, induction hob and oven, and ample storage. A wide window fills the kitchen with natural light, while a separate stable door leads directly to the south-west facing garden. An original serving hatch, retained as a nod to the 1970s, connects through to the sitting room.



The sitting room overlooks the garden, with large rear French doors drawing in the afternoon and evening sun. Practical shelving flanks the original fireplace, now home to a modern, functional woodburner, creating a cosy and inviting space.

At the front of the property, the dining and entertaining room is a generous and versatile space. Bright and airy, with large windows and excellent proportions, it offers a fantastic area for family gatherings or entertaining, along with under-stairs storage.

Upstairs, the property continues to impress with three spacious double bedrooms, all carpeted and benefiting from fitted wardrobes. The principal bedroom features bespoke fitted wardrobes and an en-suite with heated towel rail, shower, and wood-effect flooring. The remaining bedrooms are bright and well-proportioned.

A family bathroom completes the first floor, with shower over the bath, heated towel rail, wood-effect flooring, and a useful airing cupboard.

Externally, the south-west facing rear garden is well-maintained and low-maintenance, featuring a lawn, patio area, fencing, and raised flower beds with mature planting, including a beech tree. The garden also offers direct access to the double garage with power and a separate door leading to the double driveway.

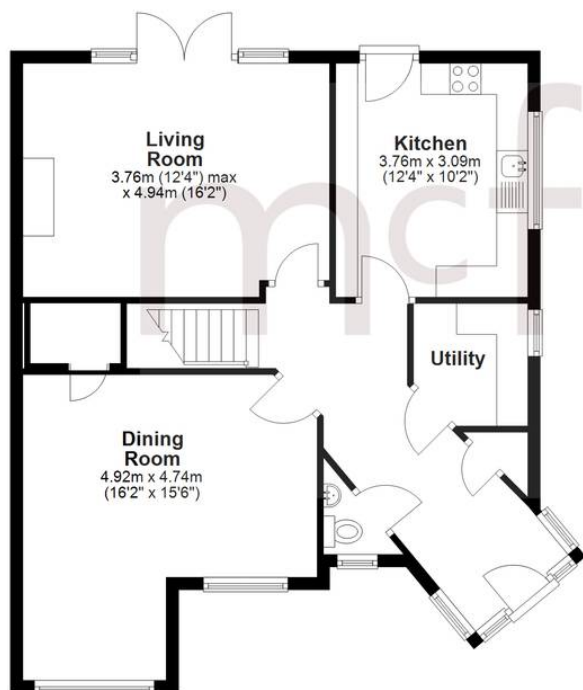
To the front, the corner plot provides additional lawned space with attractive planting and neat paved pathways leading to bin storage. There is ample off-road parking for multiple vehicles.

This home is tastefully decorated throughout in neutral tones, offering character, space, and practicality - perfectly suited to family living.



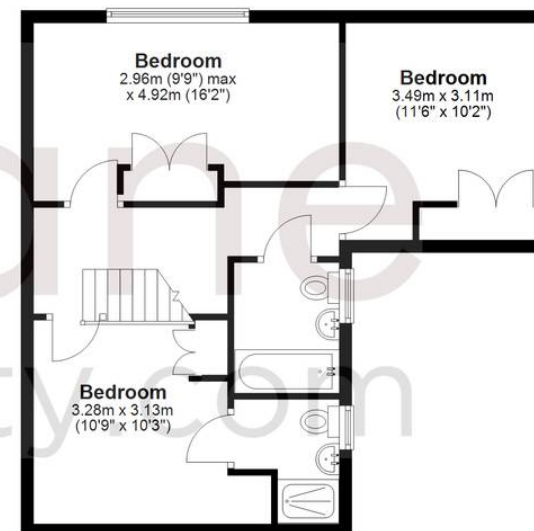
Ground Floor

Approx. 96.6 sq. metres (1040.3 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 147.6 sq. metres (1589.2 sq. feet)

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