



2 WILLOW CLOSE  
MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

## **2 WILLOW CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2BH**

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

**A well presented semi detached home with a spacious kitchen/breakfast room and three reception rooms.  
The property benefits from a lovely outlook and a garage and easy access in to town and countryside.**

\* Reception hall \* Sitting room \* Dining room \* Living room \* Kitchen/breakfast room \* Three bedrooms \* Bathroom \*  
\* Garage \* Lovely gardens front and rear \*



### **MARLBOROUGH**

The property is situated towards the end of a no through lane close to the centre of Marlborough, offering easy access into town and to local facilities.

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 supermarkets including Waitrose and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



### THE PROPERTY

This delightful home is situated in a lovely position offering easy access in to town or to nearby countryside. The front door leads in to a large reception hall offering plenty of space for coats and shoes. A further door leads in to the hall with stairs to the first floor and a door leading in to well proportioned sitting room. Beyond the sitting room there is a dining area currently used for working from home and beyond here there is a conservatory style living room with feature fireplace (gas disconnected). The kitchen/breakfast room is adjacent to the dining area and is well fitted with a range of units and space for a utility area in the corner. There is space for a breakfast table and a door to the garden.

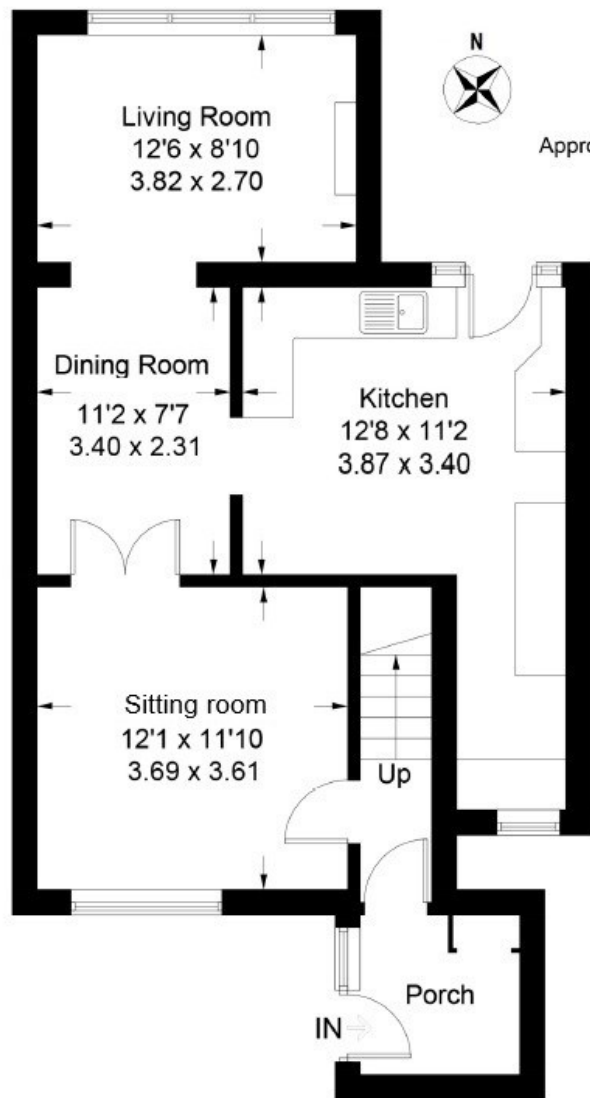
Upstairs the galleried landing has an airing cupboard and gives access to three bedrooms, two good doubles with fitted storage and a single room. There is a modern bathroom with a rainfall shower over the bath.

### OUTSIDE

The front of the property is approached via steps down to a pretty patio garden which in turn leads to the front door. The back garden can be accessed by the living room or the kitchen where there is a covered seating area. To the rear of the house there is a paved terrace with steps leading down to a private seating area. The garden is well stocked with a variety of evergreen shrubs and acers. There is gated rear access. To the side of the property there is a garage in a block.

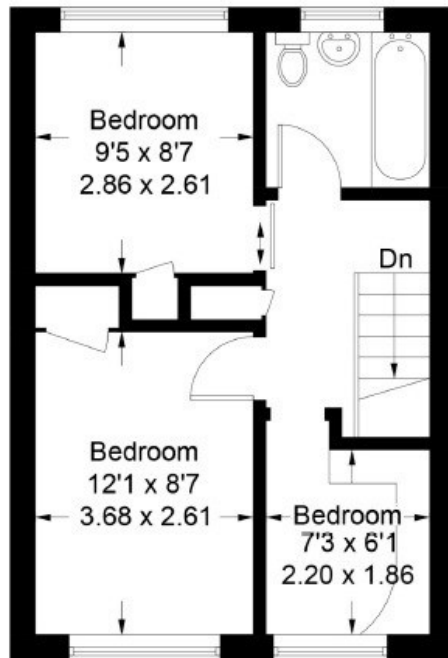
### SERVICES

All mains services connected. Gigaclear fibre broadband currently connected at 100Mb/s. Council tax Band E. Tenure Freehold.



**Ground Floor**

Approximate Gross Internal Area  
92.3 sq m / 994 sq ft



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**01672 514820**

[www.brearleyandrich.co.uk](http://www.brearleyandrich.co.uk)  
1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

**BREARLEY & RICH**  
ESTATE AGENTS