



**64 WILLIAM MERRIMAN DRIVE  
MARLBOROUGH**

**BREARLEY & RICH**  
ESTATE AGENTS

## **64 WILLIAM MERRIMAN DRIVE, MARLBOROUGH, WILTSHIRE, SN8 4YW**

M4 (Junction 14) Approximately 13 miles. Rail link at Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**Redrow Heritage collection Arts and Crafts inspired detached family home on the popular Marleberg Grange development on the southern fringe of Marlborough. The property has well designed easy to live accommodation over two floors and backs onto an open habitat corridor field with far reaching views towards Savernake Forest**

\* Reception hall \* Living room \* Extended kitchen/dining room \* Utility room \* Cloakroom \* Main bedroom with en suite shower room \*  
\* 3 further bedrooms \* Family bathroom \* South facing landscaped rear garden \* Garage and parking



### **MARLBOROUGH**

William Merriman Drive is located on the edge of Marlborough offering easy access in to the town via convenient foot paths and to local countryside including Savernake forest.

Marlborough High Street is approximately a fifteen minute walk from the property and is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Dan's and Pino's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy and St Mary's primary school both within ten minutes walk. There is also a local Tesco store within a five minute walk.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 and A303 give easy access to London and the West Country.



## THE PROPERTY.

A wonderful new family home built in an Edwardian style with tall ceilings and plenty of natural light. The front door opens in to a welcoming reception hall that has stairs to the first floor. The sitting room is a good size and enjoys lots of natural light. A major feature of this lovely home is the fabulous kitchen/dining room, which really is the hub of the house and being south facing is flooded with natural light for most of the day, assisted by a Velux style sky light and French doors that open onto the rear garden terrace. The well appointed kitchen has integrated appliances including: an eye level AEG double oven and grill, a gas hob, dishwasher and fridge/freezer. Just off the kitchen is a very useful utility room with a sink and another door to the garden. On the first floor there are four bedrooms, the main having en suite shower room and hand made fitted wardrobes. The other three bedrooms are all doubles and finally there is a family bathroom, with contemporary sanitaryware and tiling. The property was subject to several options when built. The loft has also been part boarded..

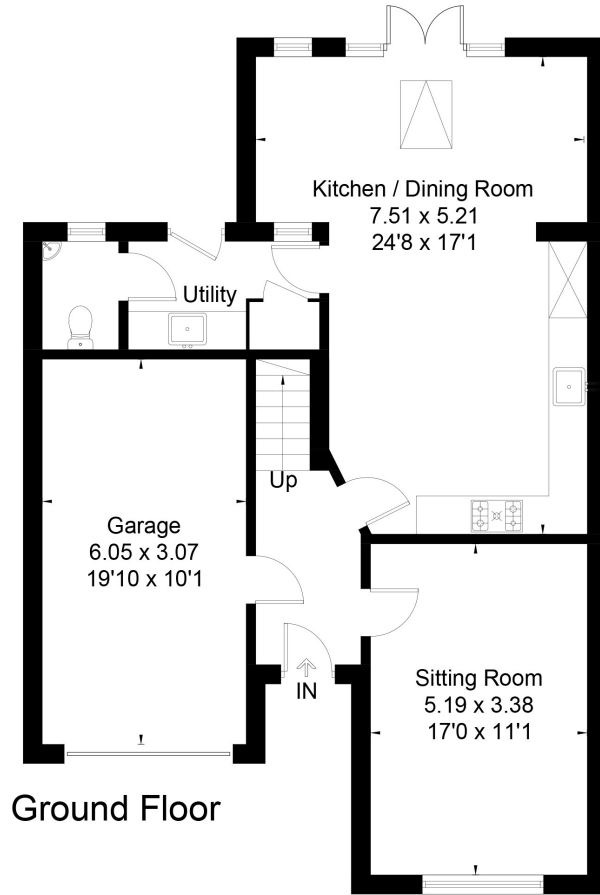
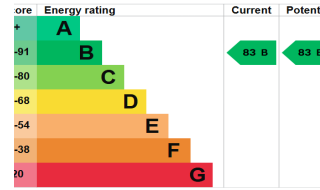
## OUTSIDE

To the front of the property there is driveway providing parking for two vehicles as well as a single garage with an up-and-over door. Both the front and rear gardens have been professionally landscaped. The front is laid to shingle interspersed with pretty box hedge and other flowers and shrubs. The front garden is enclosed by metal railing. The very pretty south facing rear garden is the perfect garden for entertaining. The garden is laid to two lawns areas one with fruit trees and deep troughs for growing vegetables and also has a paved terrace as well as two slightly raised decked seating areas, one with a timber pavilion. The garden is enclosed by panel fencing and there is side access to the front of the property.

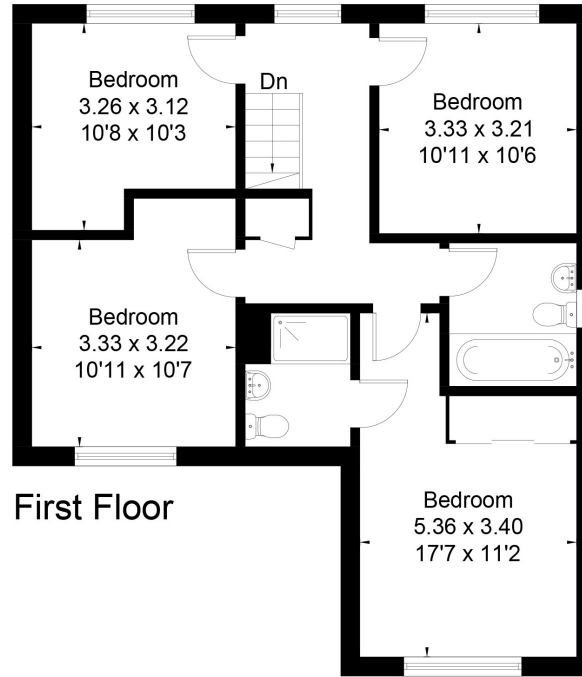
**SERVICES**

All mains services connected. Maintenance charge for communal areas approximately £270/year. Council tax band: F  
10 year NHBC / Buildmark warranty.

Approximate Floor Area = 155.5 sq m / 1674 sq ft (Including Garage)



Ground Floor



First Floor



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 #107314

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