



7 FIVE ALLS COURT  
MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS



# **7 FIVE ALLS COURT, LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 1BA**

*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 charming Grade II Listed south facing character cottage in a private location within an exclusive development.  
The property is a short walk from Marlborough High Street and benefits from two bedrooms, shared gardens and private parking. No onward chain.**

\* Kitchen/dining room \* Living room \* Two bedrooms \*  
\* Bathroom \* Parking space \* Communal garden \* Secluded and central location \* Share of Freehold \*



## **MARLBOROUGH**

Five Alls Court is located near the centre of Marlborough within the conservation area and offering easy access in to town and to Savernake Forest. 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. 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 charming and light cottage offers character accommodation with a modern feel within a small and exclusive development. The front door opens on to an open plan ground floor with a fitted kitchen to the left with integral gas hob and an oven. A cupboard next to the front door houses a wall mounted gas boiler while there are also spaces for washing machine/fridge/freezer etc. The kitchen area has room for a large dining table. To the right of the entrance there is a lovely light living room with part panelled and part painted brick walls and exposed beams. There is also an under stair cupboard. The ground floor is tiled and like the first floor has recessed spotlights throughout.

On the first floor there is a light landing leading to the bedrooms and bathroom. The main bedroom accommodates a king size bed while the second is a double room, recently used as a large and luxurious walk in wardrobe. The bathroom has a bath with shower over, a WC and a basin.

### GARDENS

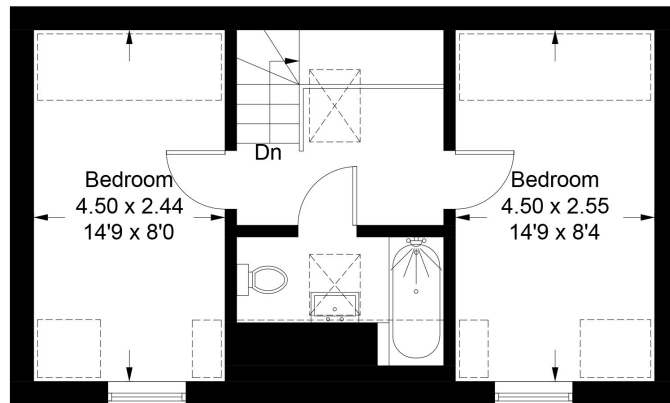
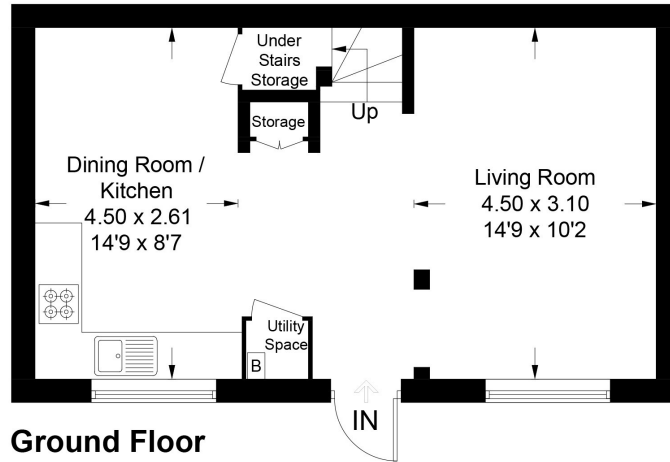
There are shared gardens at the far end of the development, which is also where the allocated parking space is found. There is a small south facing gravelled area immediately in the front of No 7, where you are be able have a small table and chairs for relaxing at the front of the house .

### SERVICES

All mains services connected. The property is Leasehold (999 years from 1st February 2001) with each owner having a share in the company that owns the freehold. Service charge £400.00 per quarter which includes building insurance, exterior decorating and maintenance of outside/communal areas. Council Tax Band: C.



Approximate Gross Internal Area  
71.7 sq m / 772 sq ft



= Reduced headroom below 1.5m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223367)



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

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