



35 Priorsfield, Marlborough

Guide Price **£725,000**

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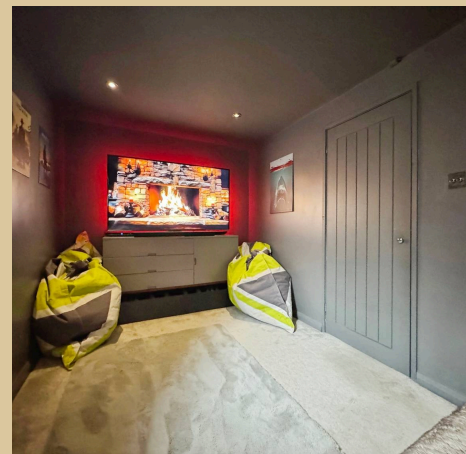
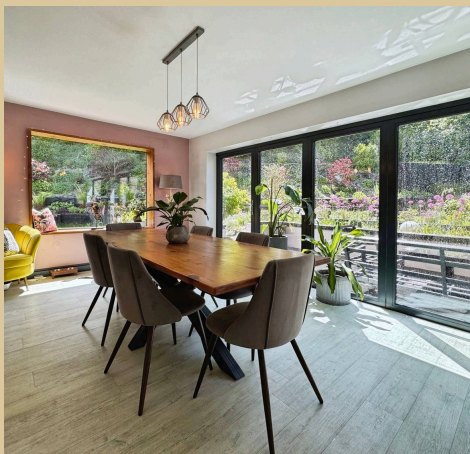


35 Priorsfield

Marlborough

A beautifully presented detached family home set on a generous corner plot in a peaceful cul-de-sac, just over a mile from Marlborough High Street. This exceptional four-bedroom property offers bright, open-plan living, stylish interiors and a thoughtfully landscaped wraparound garden ideal for family life and entertaining.

The ground floor opens from a porch into an entrance hall, leading to a spacious open-plan kitchen, dining and family area. The contemporary kitchen features Quartz worktops, a breakfast bar and integrated appliances including an induction hob, fridge, freezer and dishwasher. Large windows and bifold doors flood the space with natural light and open directly onto the south-facing garden.



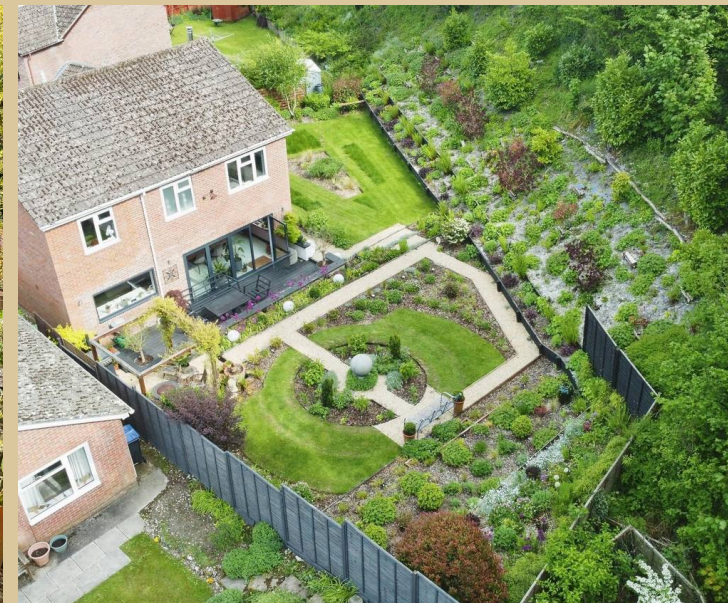
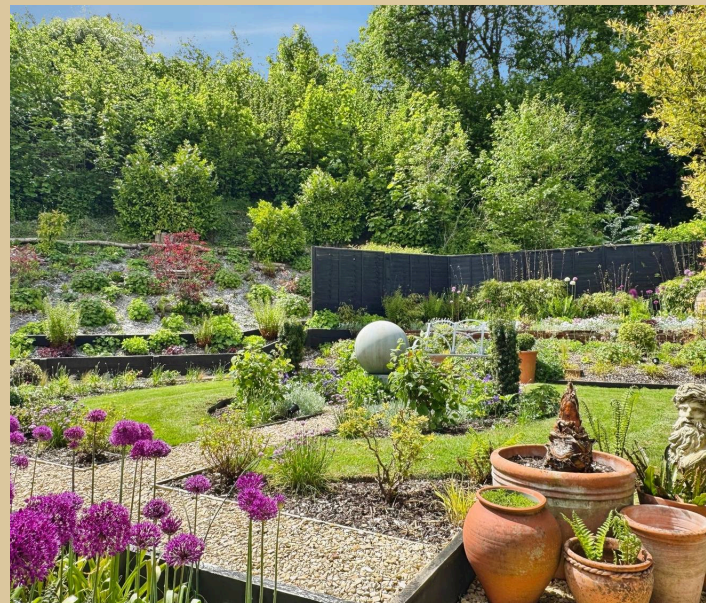
The dining area enjoys lovely garden views and opens seamlessly to the outside, while the adjoining sitting room centres around a striking 12kW log burner. Part of the garage has been converted into a cinema/games room, adding valuable extra living space, alongside a downstairs WC.

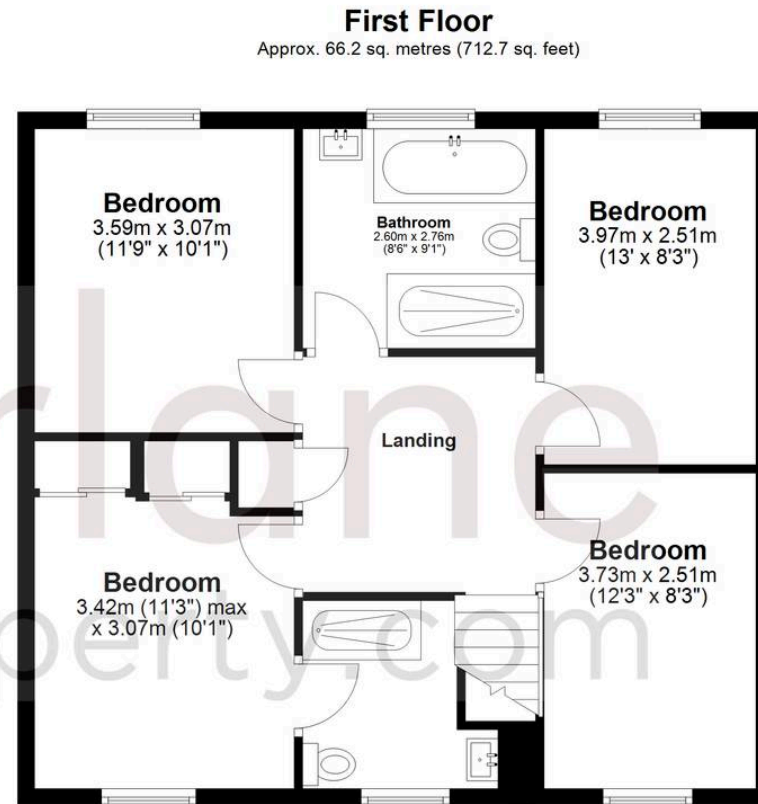
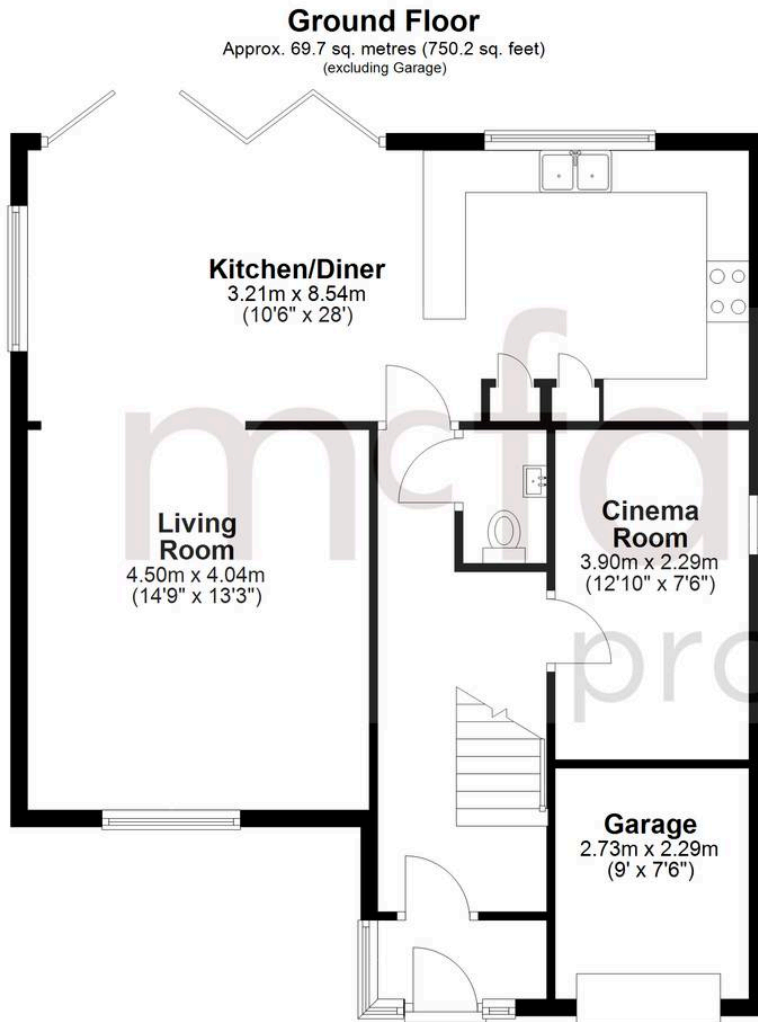
Upstairs are four well-proportioned double bedrooms. The principal bedroom includes built-in wardrobes and an en-suite shower room. The remaining bedrooms are spacious and bright, served by a family bathroom with a double-ended bath and separate shower. The loft is partially boarded and offers potential for conversion, subject to permissions.

Outside, the wraparound garden is a standout feature. Landscaped over several years, it offers privacy, mature planting and seasonal colour, with Himalayan birches, rhododendrons, acers and established shrubs. Gravel pathways connect lawned areas, a water feature, firepit and BBQ seating areas, while a generous composite deck provides excellent space for outdoor dining.

To the front is driveway parking for up to four vehicles, with scope for further expansion, plus retained garage storage.

- Generous corner plot position in a peaceful cul-de-sac
- Open Plan Living
- Cinema/games room and impressive 12kW log burner
- Excellent natural light throughout
- Close to Marlborough High Street
- Beautifully landscaped wraparound south-facing gardens





Total area: approx. 135.9 sq. metres (1462.9 sq. feet)

McFarlane Sales & Lettings

McFarlane Sales & Letting, 106 High Street - SN8 1LT

01672 514380 • marlborough@mcfarlaneproperty.com • www.mcfarlaneproperty.com/

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