



📍 3 Willow Close, Elcot Lane, Marlborough, Wiltshire, SN8 2BH

🏠 £275,000

Requiring some cosmetic improvement, this three bedroom semi-detached house benefits from a well kept garden, garage and private outlook

- Three bedroom semi-detached house
- Garage parking
- Quiet and private location
- Well kept and mature garden to rear
- NO CHAIN
- In need of some cosmetic improvement
- Countryside walks nearby
- Walking distance to town centre

🏡 Freehold

📊 EPC Rating D



Offered to the market with no onward chain, this three bedroom semi-detached home is tucked away in a quiet and private position within a popular residential area of Marlborough, with an abundance of nearby countryside walks close at hand.

The accommodation extends to approximately 741 sq ft and offers well-balanced living space throughout. On the ground floor, the property comprises an entrance hall leading into a spacious dual-purpose reception and dining room, providing an excellent space for both everyday living and entertaining. The adjoining kitchen overlooks the rear garden and offers scope for updating and personalisation.

To the first floor are three bedrooms, including two comfortable doubles and a further single bedroom which would also suit use as a study or nursery, together with a family bathroom.

Outside, the property benefits from a well-maintained mature rear garden featuring a generous lawned area, creating a pleasant and private outdoor space ideal for families, gardening enthusiasts or simply enjoying the surroundings. The home also benefits from a garage and additional parking potential.

While the property has been well cared for over the years, it would now benefit from some cosmetic improvement, presenting an excellent opportunity for buyers to modernise and create a home to their own taste.

Situated in a peaceful cul-de-sac setting yet conveniently placed for Marlborough's amenities, reputable schools and open countryside, this property offers excellent potential in a highly desirable location.

Location

The property is situated on the edge of Marlborough, providing convenient access to both the town centre and the surrounding countryside. Marlborough is a vibrant market town set within an Area of Outstanding Natural Beauty, offering a wide range of independent shops alongside well-known retailers and supermarkets, including Waitrose, as well as a selection of highly regarded restaurants. Leisure facilities are excellent, with a leisure centre, cinema and golf club all within easy reach.

The area is surrounded by particularly attractive countryside, including the Marlborough Downs, Pewsey Vale and the Kennet Valley. The M4 (Junction 15) lies approximately 8 miles away, offering good road links to London and the West Country, while mainline rail services to London Paddington are available from nearby Pewsey, Hungerford, Swindon and Great Bedwyn.

Property Information

Property Information - Tenure: Freehold

Services: Electric heating, Mains Water, and Electricity. Mains Drainage

Council Tax Band: C

EPC Rating: D



Willow Close, Marlborough, SN8

Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Strakers. REF: 1459041

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