



**30 Homefields, Marlborough,  
Wiltshire SN8 4BQ**

**birkmyre**  
property consultants

## A WELL PRESENTED TWO BEDROOMED HOUSE WITH A LARGE GARDEN INCLUDING A WORKSHOP AND A TIMBER STUDIO, WITHIN EASY REACH OF MARLBOROUGH HIGH STREET AND OPEN COUNTRYSIDE

### LOCATION

Homefields lies to the southeastern edge of Marlborough town centre, and on the edge of the Savernake Forest. Marlborough is an historic thriving market town offering a broad selection of shopping and leisure opportunities. Swindon lies 11 miles to the north and Newbury 17 miles and Hungerford 9 miles to the east with Salisbury 22 miles to the south.

Communications are excellent with good road access to the nearby major towns whilst there are regular train services from Swindon, Hungerford, Great Bedwyn and Pewsey providing access to London Paddington. Junction 15 (M4) is 10 miles with junction 14 of the M4 being just to the north of Hungerford. The A303 to the south gives access to the M3.

There are a range of schools in the area including primary schools in the town, St Mary's, and Preshute Primary School, St John's Academy Marlborough.

### DESCRIPTION

This end terrace property has been re-built in 2019 with brick and block elevations, partly tile hung under a pitched tiled roof. The light and airy accommodation has been redecorated and offers well-presented open plan style living space. The windows are double-glazed and there is ceramic wood effect tiled flooring on the ground floor and carpeted on the first floor.

**Entrance Hall** with pull-out under stairs storage, leading to the generous double aspect open plan **Sitting Room** with **Dining area**, with a tiled wood effect floor and double doors to the garden and **Kitchen** with a range of wall and floor units incorporating a 1 ½ bowl sink, a built in dishwasher, a Cooke and Lewis 4 ring induction hob and oven with extractor fan above, space for fridge freezer. There are two Double Bedrooms carpeted and with built in wardrobes, off the landing which also has a

cupboard. The **Bathroom** with tiled wall and floors has a hand basin, bath with shower attachment and wc.

### OUTSIDE

The house has a gravelled parking area to the front with a gravelled side access to the rear via a timber fence and gate. To the rear is a concrete and gravelled area ideal for outside entertaining and a block built outbuilding (with power and water) used as a Laundry. There is an outside tap and two double outdoor power sockets. The garden is bordered by panelled fencing and laid to lawn with a mature pear tree.

In addition there is a workshop with power and a separate timber Studio building with power and cabled internet. At the end of the garden is a secondary access to a footpath ultimately leading up to Savernake Forest.

**TENURE** Freehold

**SERVICES** Mains water, gas, electricity and drainage. Mains gas central heating

**EPC** C74

**COUNCIL TAX** Band A

### LOCAL AUTHORITY

Wiltshire Council, County Hall, Trowbridge, Wiltshire BA14 8JN, Tel: 01225 713000 [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

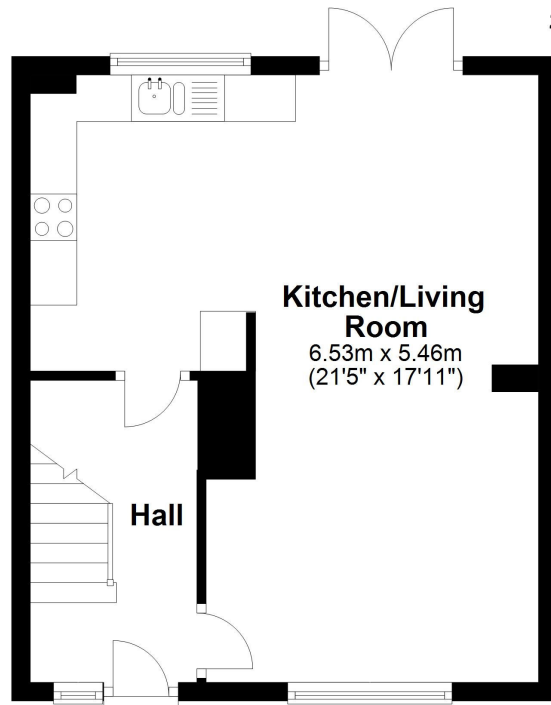
### DIRECTIONS

From Marlborough High Street head east towards London Road and Hungerford. Bear right at the first roundabout and left at the next. Follow this until reaching the third right hand turn, St Margaret's Mead opposite TH White. Follow this road bearing left and Homefields is on the right and no 30 is on the left hand side.



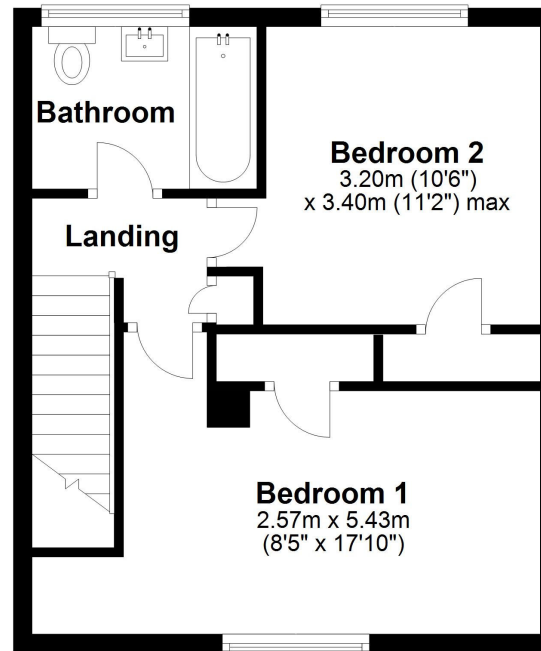
### Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



### First Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 sq. feet)





Address: 30 HOMEHILDS, MARLBOROUGH, SN8 4BQ  
 RRN: 2039 1826 7000 0711 620Z

**Energy Rating**

Most energy efficient - lower running costs	CURRENT	POTENTIAL
(92 plus) <b>A</b>		89
(83 - 91) <b>B</b>		
(69 - 80) <b>C</b>	74	
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Important Notice**

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