



Edwards Meadow

College Fields | Marlborough

Asking price of £825,000

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College Fields

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Property Description

Welcome to Edwards Meadow, an expansive family residence characterised by its brick façade, tiled roof, and double glazed windows. Positioned perfectly, this residence offers versatile living spaces, adaptable to accommodate your unique lifestyle. Upon entry, the capacious hallway sets the stage, granting access to all primary rooms. The inviting sitting room features a focal wood-burner stove, ample natural light, and French doors leading to the garden, ideal for hosting guests. Adjacent lies the dining room, a generously proportioned space bathed in sunlight, courtesy of a later extension to the property. The heart of the home, the sizable kitchen/breakfast room, is equipped with integrated appliances and seamlessly connects to both a utility room and workshop, with convenient garage access. For those working remotely, the study with its wooden flooring provides an ideal workspace, while a downstairs WC completes the ground floor amenities. Ascending to the first floor, a spacious landing serves as a gateway to five bedrooms, three of which offer picturesque rear views. The primary bedroom features abundant built-in wardrobes and an ensuite bathroom with bath and overhead shower, while the remaining bedrooms boast similar wardrobe provisions, with the second bedroom also offering its own ensuite.



Outside

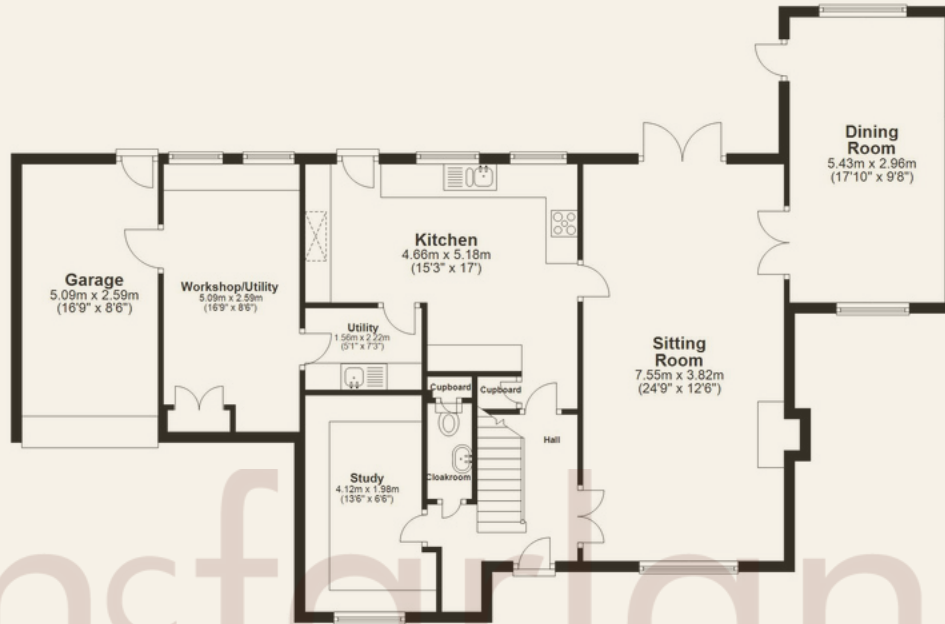
Outside, the property is complemented by a front lawn and tarmac driveway leading to the garage, with a paved pathway guiding visitors to the entrance. A gate to the rear unveils a landscaped garden, thoughtfully designed to maximize its position, featuring a patio area perfect for alfresco gatherings.

Location

Nestled on the western edge of Marlborough town, Edwards Meadow enjoys a prime location within this historic market town it offers convenient access to both the town centre and the picturesque Savernake Forest. Marlborough itself is a vibrant market town nestled within the breath-taking landscapes of an Area of Outstanding Natural Beauty. Residents enjoy a wealth of local amenities, including charming local shops, an independent cinema, major retailers, and supermarkets. The town also boasts a selection of acclaimed restaurants, including the renowned Rick Steins. For those inclined towards sports and leisure, the area offers excellent facilities such as the Leisure Centre and Golf Club. Surrounded by the stunning Marlborough Downs, Pewsey Vale, and Kennet Valley, the town is enveloped in some of the most captivating countryside scenery. Convenient transport links include the M4 Junction 15, just 8 miles away, providing easy access to London and the West Country.



Ground Floor
Approx. 114.9 sq. metres (1236.5 sq. feet)



First Floor
Approx. 88.0 sq. metres (947.6 sq. feet)



Total area: approx. 202.9 sq. metres (2184.1 sq. feet)

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Cricklade.

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☎ 01793 751044

Marlborough.

106 High Street
Marlborough SN8 1LT
☎ 01672 514380

North Swindon.

The Village Centre
Redhouse SN25 2FW
☎ 01793 296600

Old Town.

28-30 Wood Street
Swindon SN1 4AB
☎ 01793 296880

Lettings.

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☎ 01793 611841

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