

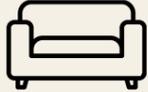


London Road  
Marlborough

Asking Price of £295,000

mcfarlane  
property.com

# London Road

4  1  2 

## Property Description

Spanning three floors, this residence offers a canvas of opportunity, blending classic elegance with modern potential. The ground floor welcomes with a trio of inviting spaces: a cozy living room, a formal dining area, and a kitchen, beckoning for a contemporary makeover. Accessible from the kitchen, a quaint garden promises tranquil retreats.

Ascending to the first floor unveils the principal bedroom, illuminated by an arched window that bathes the space in natural light. Adjacent lies a family bathroom, complete with a separate walk-in shower.

Venturing to the second floor, three proportioned bedrooms await, each boasting abundant natural light, with both rooms adorned by twin arched windows, adding character to the space.



## Location

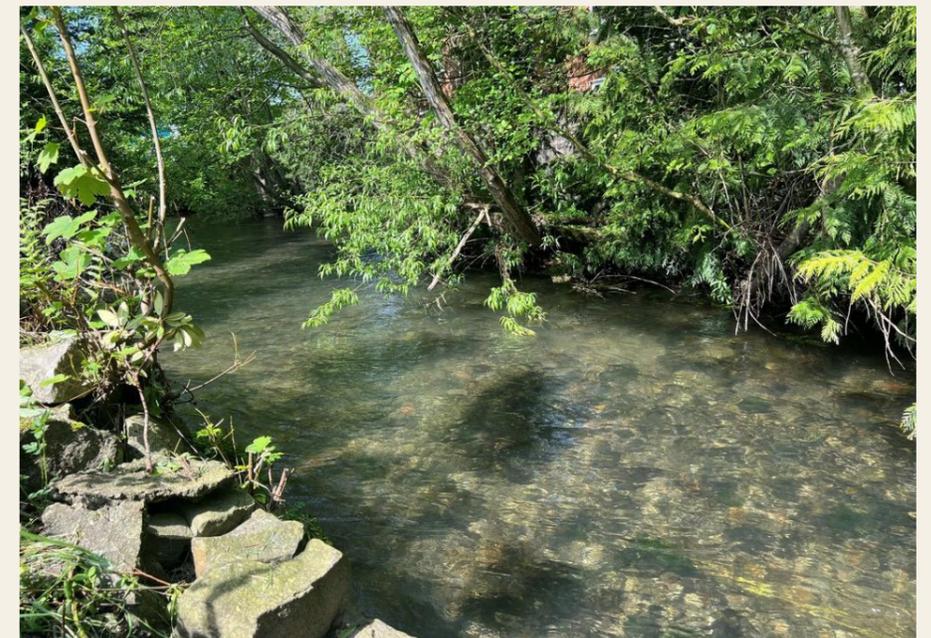
Marlborough is an historic and thriving market town providing an extensive range of quality independent and well known retailers, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns.

The town is sited along the M4 corridor close to J15. Intercity (Paddington) rail connections can be found at Swindon, Hungerford, Great Bedwyn and Pewsey offering access to London and the west country. .

The countryside surrounding Marlborough is within the North Wessex Downs Area of Outstanding Natural Beauty and includes the historic world heritage site of nearby Avebury and Savernake forest.

## Outside

This property boasts a courtyard leading to a pathway at the back, granting rear access to all houses. Across the pathway lies a gate opening to a stunning garden stretching over 100 ft to the River Kennet. Featuring a graveled area with scenic river views at the bottom of the garden. The main lawn area is complemented by a courtyard terrace adjacent to the kitchen which sits at the property's rear, with a garage nearby.



We   
where you  
**LIVE**

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because we love where we live.

We would be delighted to show you around this property.

**Because every home  
needs a personal touch.**

**If you would like to view this  
property then please get in touch.**

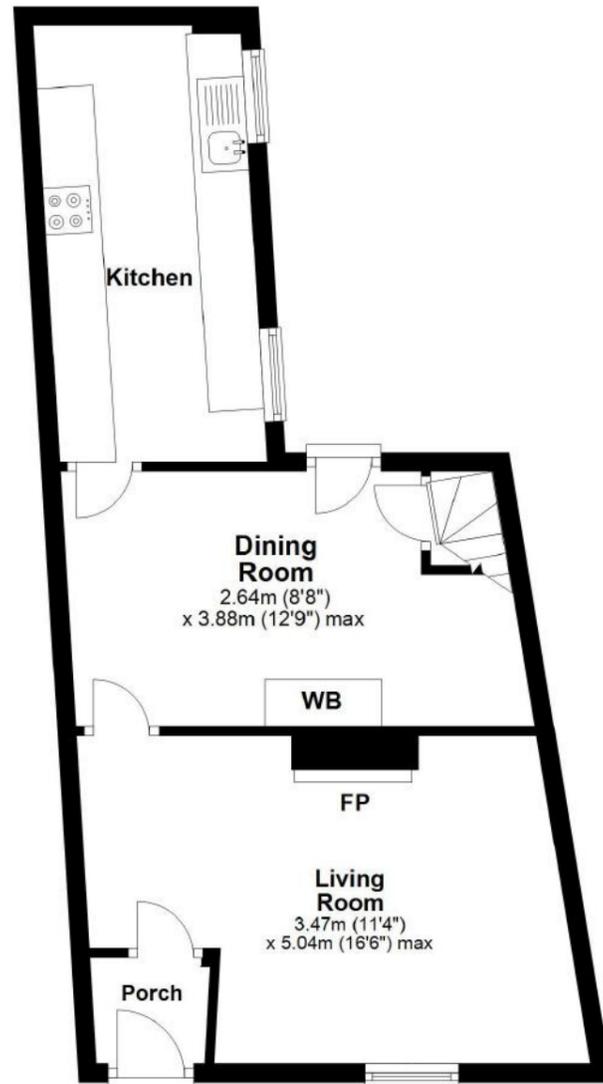
☎ 01672 514380

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### Ground Floor

Approx. 42.0 sq. metres (451.6 sq. feet)



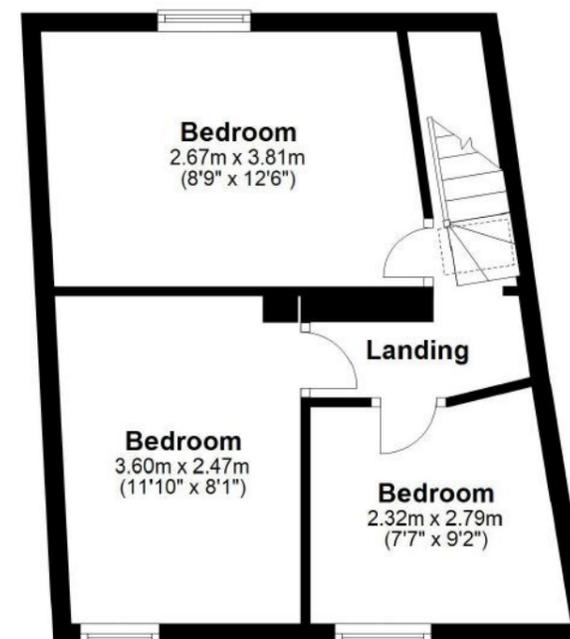
### First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



### Second Floor

Approx. 31.7 sq. metres (341.5 sq. feet)



Total area: approx. 105.2 sq. metres (1132.0 sq. feet)

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#### Cirencester.

1 Silver Street,  
Cirencester GL7 2BJ  
☎ 01285 303100

#### Cricklade.

102 High Street  
Cricklade SN6 6AA  
☎ 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 296680

#### Lettings.

28-30 Wood Street  
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☎ 01793 63841

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements