



Woodgate House Bath Road, Marlborough

Guide Price £1,125,000

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Discover the unparalleled charm of Woodgate House, a luxurious residence built in 1995, showcasing a striking redbrick and wooden clad design that sets it apart. Perfectly situated near Marlborough's vibrant amenities, this exquisitely designed home offers breath-taking rural views while effortlessly blending timeless elegance with modern comforts. A highlight of this property is 'The Loft,' a separate first floor self contained annex, currently generating additional income as a rental or serving as an ideal guest retreat.

At the heart of the home lies a bespoke kitchen, adorned with quartz worktops and a stunning oak-topped island, serving as both a focal point and a versatile workspace, top-of-the-line appliances, and a sunlit, south-facing garden/sun room that opens seamlessly to the rear garden through bi-fold doors, providing indoor-outdoor living experience. The ground floor impresses with a grand entrance hallway, a cosy sitting room with a wood burner and French doors leading to the rear garden, a stylish dining room again with French doors leading to a patio, two versatile studies, and a convenient cloakroom.



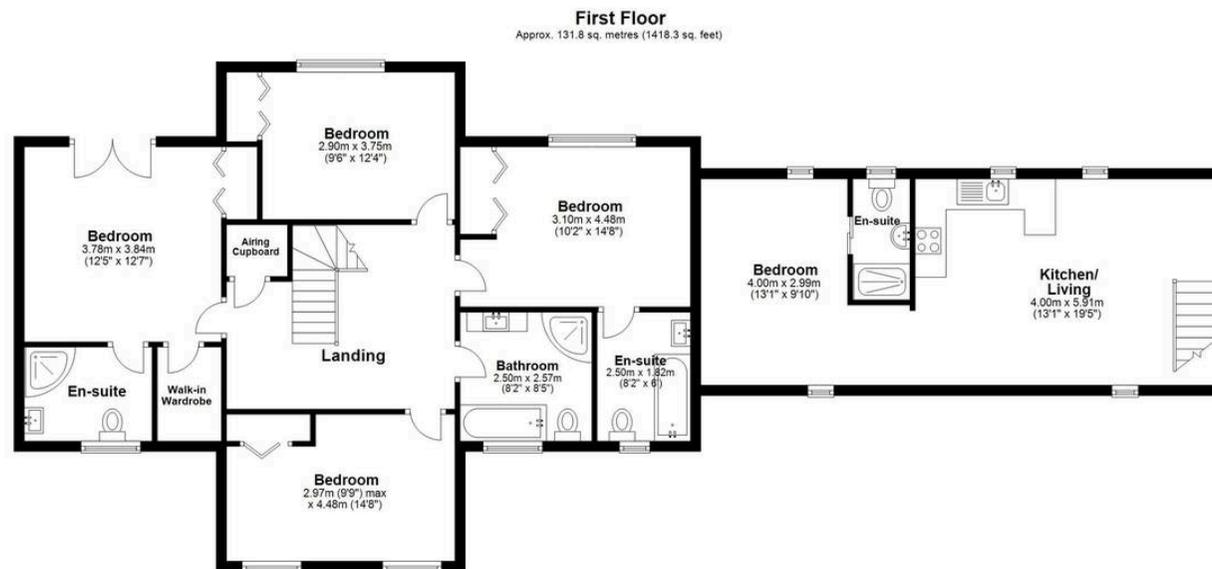
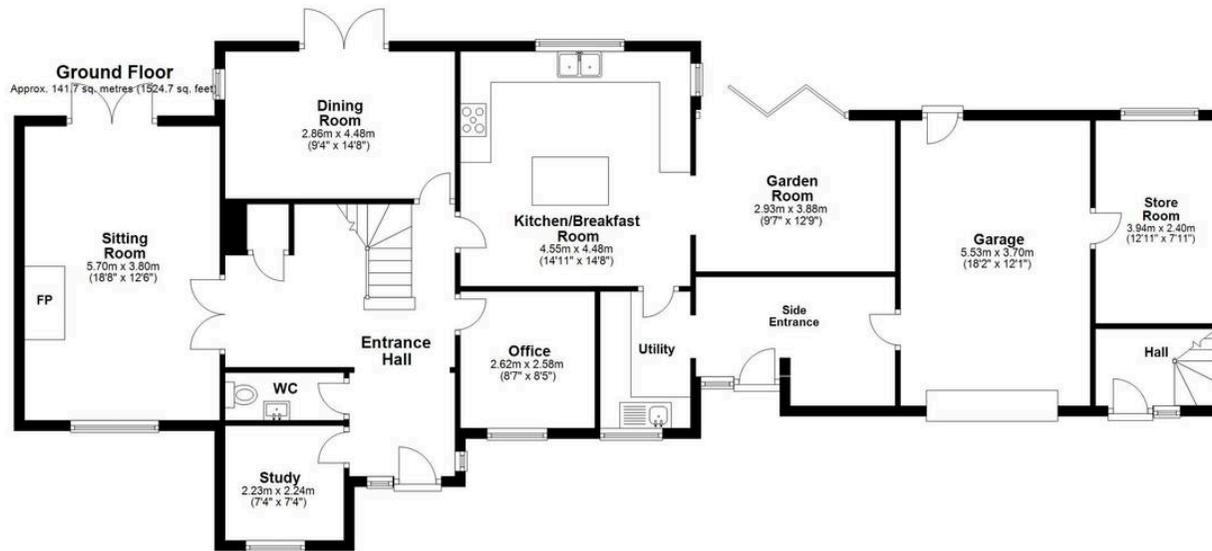
Throughout the home, you'll find stunning oak wooden flooring, with the added luxury of underfloor heating in the kitchen, sun room, and utility. A practical tiled utility room offers ample storage solutions, a sink, and a water softener unit. The solar panel operation is located here, with access leading to the garage and workshop with additional storage solutions. Woodgate House is a true masterpiece of design and functionality.

Upstairs, the property is carpeted throughout and features four spacious bedrooms, including a generously sized principal bedroom suite complete with a dressing room, en-suite bathroom, and a Juliette balcony. This floor also includes two additional en-suite bathrooms, each serving the double bedrooms which offer stunning views across the countryside. The well-presented family bathroom is equipped with a double shower, double sink, bath, WC, and heated towel rail. With potential for a loft extension, subject to planning regulations, this property offers ample space and future possibilities.

All main services are connected. The property also features 15 solar panels with bird protection netting, which feeds into 5kW batteries. Once charged, excess energy from the UV panels is exported to the grid. Woodgate House boasts modern high-efficiency double glazing throughout, reliable fibre broadband, and an electric car charging point.

In addition to the main house, the property features a self-contained annex located above the garage. This versatile space is perfect for visitors, offering a spacious double bedroom and a well-appointed bathroom. The annex provides highly useful additional accommodation and could also serve as an excellent home office or a potential source of extra income if rented out.





Total area: approx. 273.4 sq. metres (2943.0 sq. feet)

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