



Modern Home in Marlborough
Guide Price £399,950

Winkworth



MAURICE WAY, MARLBOROUGH, SN8 3LG

This superb home has been modernised and extended to create a fabulous home in Marlborough.

This home has been cleverly extended to create extra space both downstairs and upstairs. As you enter into the hall, you will then lead through to the good size lounge with window to the front and beautiful oak flooring, there is also a large cupboard under the stairs accessed from the lounge which provides great storage. From the lounge is a fabulous large kitchen/dining room. This room has been extended to create a real wow space with a modern kitchen with quartz worktops and fitted AEG appliances including double oven, microwave, fridge, freezer, and a central island with induction hob and wine fridge. The dining area has Velux windows and full width tri-fold doors making this room very light, giving a great view of the garden and the trees beyond. There is a utility room and cloakroom off the kitchen.

On the first floor there are two good size double bedrooms, both with built-in wardrobes, and a modern family bathroom with bath and shower over. The landing leads to the second floor where you will find the dual aspect main bedroom suite with a dressing area with fitted wardrobes, and an ensuite shower room. From the window in the dressing area you have a beautiful view across the trees beyond. Just off the bedroom is a very useful walk-in wardrobe with a Velux window which is currently being used as a study.

The rear garden has been designed as a low maintenance space with a balcony terrace from the dining room leading down some steps to a lower-level garden which has been decked, and has an artificial grass lawn in the middle. The garden is completely enclosed and has gated side access.

This home has two parking spaces.

The owners currently pay a service charge of approximately £300 per annum to the management company to cover maintenance/repairs to the communal and parking areas.



LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town, with fishing and flying within easy distance. Racing at Newbury. Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).

Directions

What3words payback.beaks.paper

SERVICES: Mains gas, electricity, drainage and water.

Council Tax Band: D. EPC Band: C

Broadband and mobile coverage <https://checker.ofcom.org.uk/>

Broadband type	Download speed	Upload speed
Standard	13 Mbps	1 Mbps
Superfast	45 Mbps	8 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Mobile outdoor

Provider	Voice	Data
EE, Three, O2, Vodafone	Likely	Likely

Energy Efficiency Rating	
Current	Potential
	103
A	
B	
C	77
D	
E	
F	
G	

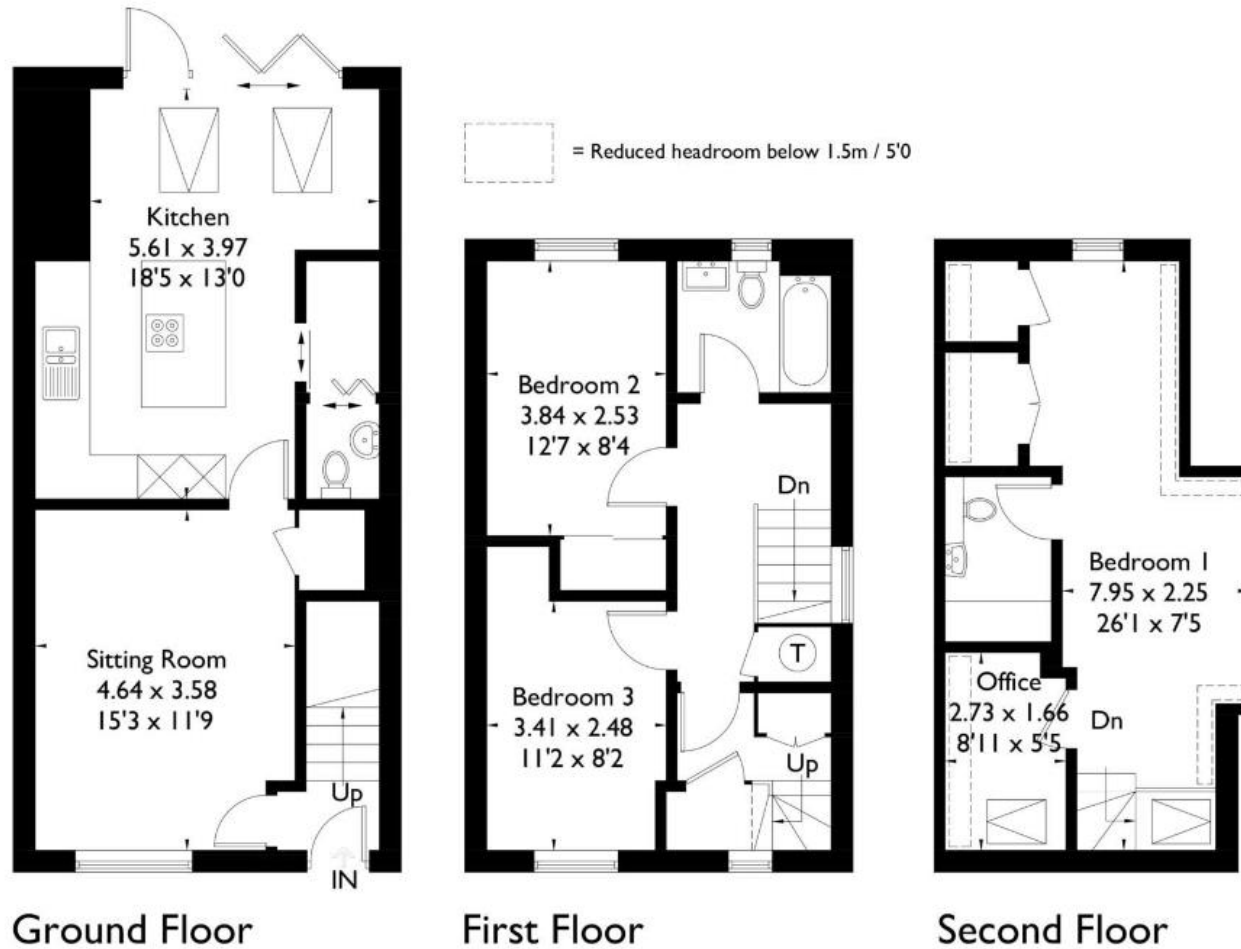
Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC



Maurice Way, Marlborough

Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 191903

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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