



Family Living in the Heart of Marlborough

£2000 pcm

Winkworth

3 EDWARDS MEADOW, MARLBOROUGH, SN8 1UL

Available from Mid January 2022

Located in the very popular area of College Fields, within walking distance of the town Marlborough and the amazing amenities it offers, this four bedroom home is available for rental.

This home has a great feeling of space and offers wonderful accommodation for the family. The accommodation briefly comprises of a large lounge with beautiful gas fire and doors leading out to the garden, dining room also with doors out, good size kitchen, utility room with a door to the garage and another to outside, cloakroom and a study to the front. Upstairs is wonderfully light and has four double bedrooms, the master with ensuite shower room and a family bathroom with a pretty roll-top bath.

The garden is very secluded and has been designed with a large terrace area and lawn area beyond that is surrounded by mature shrubs and trees.

This home also has a large double garage with a rear door out and storage above, and parking for a number of cars.

At a Glance:

- Unfurnished
- Pets Considered
- Four Bedrooms (one ensuite)
- Family Bathroom
- Lounge
- Dining Room
- Study
- Kitchen/Utility
- Double Garage
- Parking for two cars

EPC: D

Council Tax: F



LOCATION

Surrounded by beautiful countryside, Marlborough is 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.

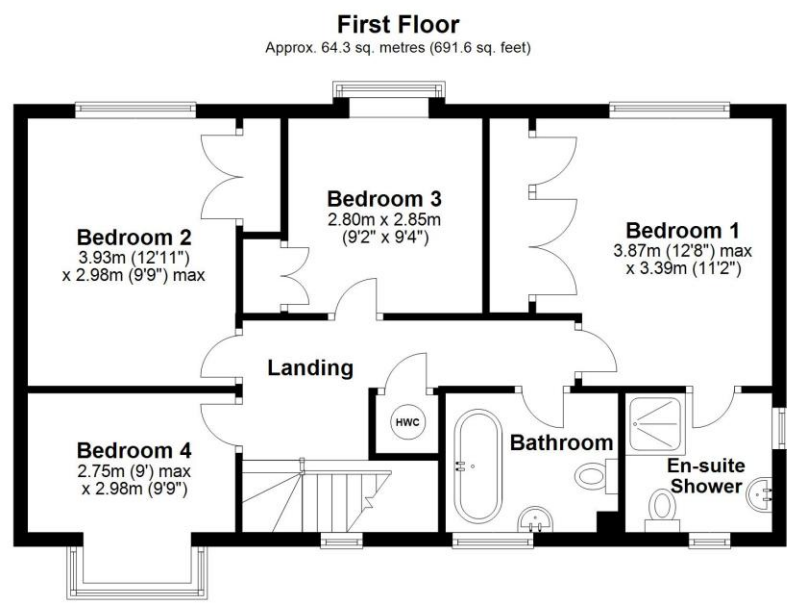
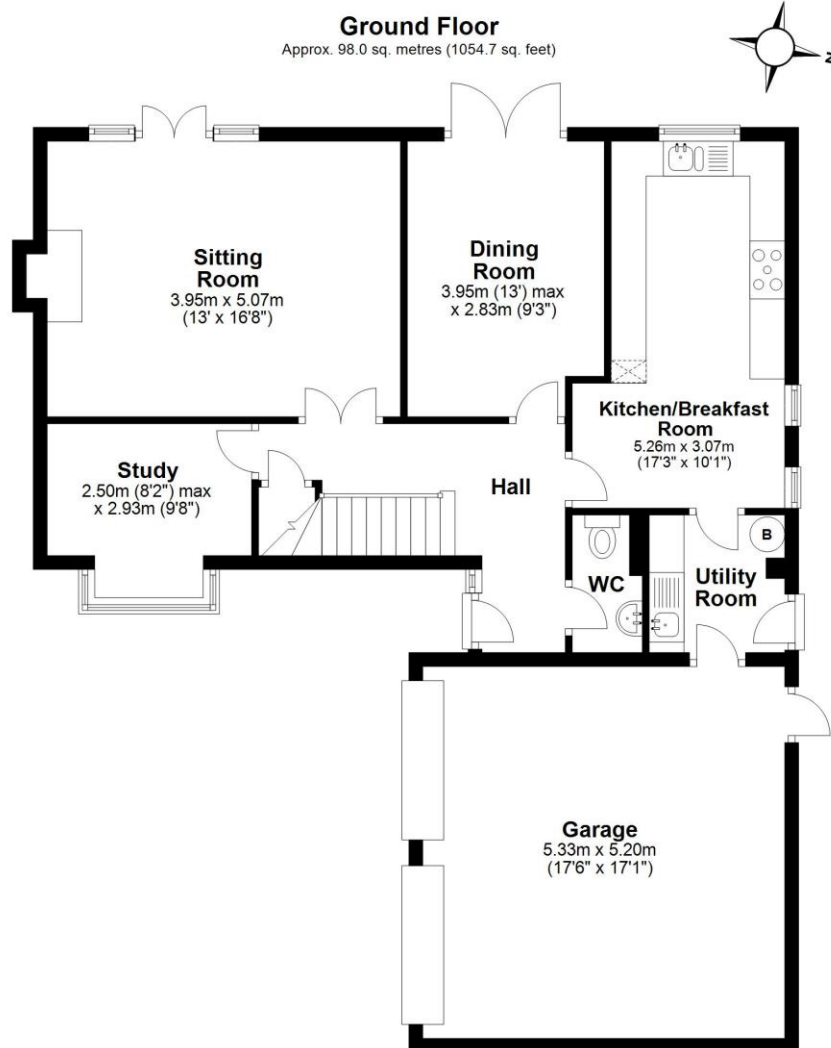
It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such music, art and literature festivals and recently opened Parade Cinema. Marlborough is also home to the renowned private school Marlborough College whose Summer programme offers a myriad of skills and crafts to try and the outstanding St Johns Academy.

There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 162.2 sq. metres (1746.3 sq. feet)
3 Edwards Meadow, Marlborough

Marlborough | 01672 552777 | marlborough@winkworth.co.uk



winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.