

Enviable location!

£550,000

Winkworth







12 DUCKS MEADOW, MARLBOROUGH, SN8 4DE

4 2 1 2

Located close to the town centre, detached with open plan kitchen/breakfast room, four bedrooms, double garage and driveway parking.

In an enviable spot, slightly elevated enjoying views across the town and beyond, within walking distance of the town centre.

An exceptional detached home designed with an upside-down layout, placing the principal living spaces on the upper floor to fully capture far-reaching views across the town. Flooded with natural light, the elevated reception rooms create a bright and inviting setting for both everyday living and entertaining, with an enhanced sense of privacy away from street level.

The thoughtfully arranged accommodation offers a seamless blend of style and practicality, with well-proportioned bedrooms positioned on the lower level for comfort and quiet. This distinctive design not only maximises the outlook but also delivers a contemporary lifestyle perfectly suited to modern living.

Accessed via steps to the front door as you enter the hallway there is a useful utility room, modernised family bathroom and three double bedrooms. Upstairs a stylish open-plan kitchen and dining space, fitted with a range of integral appliances and designed for modern living flows effortlessly through double doors to the rear terrace. The sitting room which is dual aspect is spacious filled with natural light and featuring sliding doors that open onto a private roof terrace—perfect for relaxing or entertaining while enjoying elevated views. There is a fourth bedroom/study and cloakroom.







The rear garden feels private and is mainly laid to lawn with a small patio area. The front offers driveway parking for two cars and a double garage.

The property has approved planning permissions (PL/2023/10550) for a 2-storey side extension and pitched roof dormers to the front elevation.

At a Glance:

- Desirable location close to the town centre
- Detached
- Kitchen/Breakfast room
- Utility
- Cloakroom
- Living room
- Four Bedrooms (one being used as a study)
- Bathroom
- Double garage, one side being used as a gym
- Driveway parking for two cars
- Front elevated terrace area
- Garden
- Solar power

EPC:C

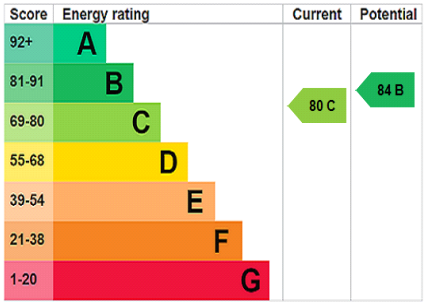
Council Tax:F

Services: Mains water and drainage, electric and gas central heating








Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
80 C
84 B

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 great choice of restaurants 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 and the town features a literary festival. 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 Mary's Primary and 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 shooting, fishing and flying within easy distance. Racing at Newbury.

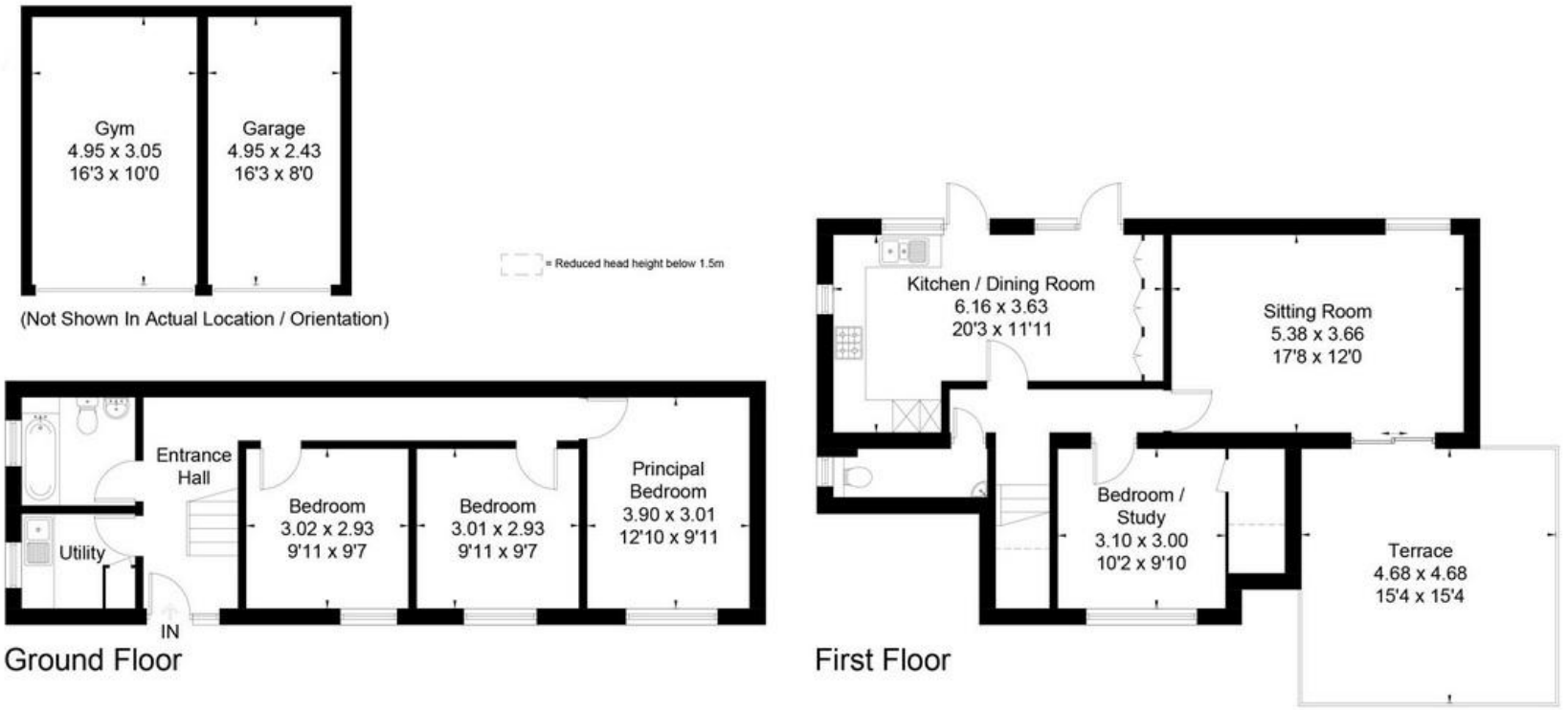
In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.







Ducks Meadow Marlborough, SN8
Approximate Area = 1247 sq ft / 115.9 sq m
Outbuildings = 303 sq ft / 28.2 sq m
Total = 1550 sq ft / 144.1 sq m



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