



Stylish Detached Family Home with Spacious Living!

£795,000

Winkworth



DUCKS MEADOW Marlborough SN8 4DE



Excellent location close to the town centre, four bedrooms, three reception rooms, three bathrooms, driveway parking and double garage.

An impressive and beautifully modernised four-bedroom detached family home, ideally positioned within easy reach of the town centre and enjoying elevated views across the town and surrounding area.

Extended and thoughtfully improved by the current owner, the property offers spacious and versatile accommodation perfectly suited to modern family living. At the heart of the home is a stunning open-plan kitchen breakfast room flooded with light. Designed to a very high specification with Neptune kitchen and Island, Siltstone worktops, Neff built in appliances and Miele induction hob, Fisher and Paykel double ovens and warming drawer, a lovely space for both everyday living and entertaining with bespoke made doors to the garden terrace. The ground floor is laid with beautiful real wood flooring, while the extension benefits from underfloor heating. The downstairs is complemented by a generous utility room a cosy snug, separate living room with wood burning stove, study (which could be a 5th bedroom) and cloakroom, providing excellent flexibility for families and those working from home.



Upstairs, the landing window offers lovely light and elevated views, the superb principal bedroom suite with galleried ceiling offers a luxurious retreat, featuring a spacious dressing room and an elegant en-suite bathroom complete with a freestanding bath and separate shower. Three further well-proportioned bedrooms, the guest room with ensuite shower room, both ensuites include underfloor heating, and a family bathroom complete the first floor.



The rear garden which is south facing features a terrace area to enjoy those long summer evenings with planters and raised beds on either side, thoughtfully planted with seasonal flowers and shrubs. Steps lead up to the upper garden, which is mainly laid to lawn and secluded by mature trees, with two additional terrace areas to enjoy sunshine all day long.

The front features a large lawn, a double driveway leading to a double garage with power, and steps rising to a front terrace area.

Ideally located close to both the primary and secondary schools, this exceptional home combines convenience, space and style in a highly desirable setting.

At a Glance:

- Detached, in an enviable location close to the town centre
- Open plan Kitchen/breakfast room with underfloor heating
- Utility room
- Study (which could also be a 5th bedroom)
- Snug
- Cloakroom
- Living room with wood burning stove
- Four generous bedrooms, the guest bedroom includes an ensuite shower room with underfloor heating
- Main bedroom with dressing area and ensuite with bath and separate shower cubicle and underfloor heating
- Family Bathroom
- Landscaped south facing garden with terrace
- Front terrace area
- Ample driveway parking and double garage to the front with power





Services: Mains Water and drainage, Electric and gas central heating. Underfloor heating in the extension and both ensuites.

EPC:D
Council Tax:E

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
65 Mbps
Ultrafast
1000 Mbps



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Surrounded by beautiful countryside, with Savernake forest just on the doorstep, 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. The town has its very own cinema in the Parade and 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 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.



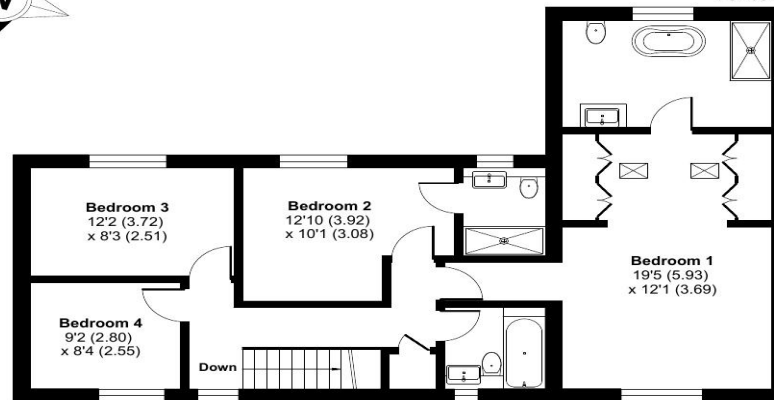
Ducks Meadow, Marlborough, SN8

Approximate Area = 1918 sq ft / 178.1 sq m

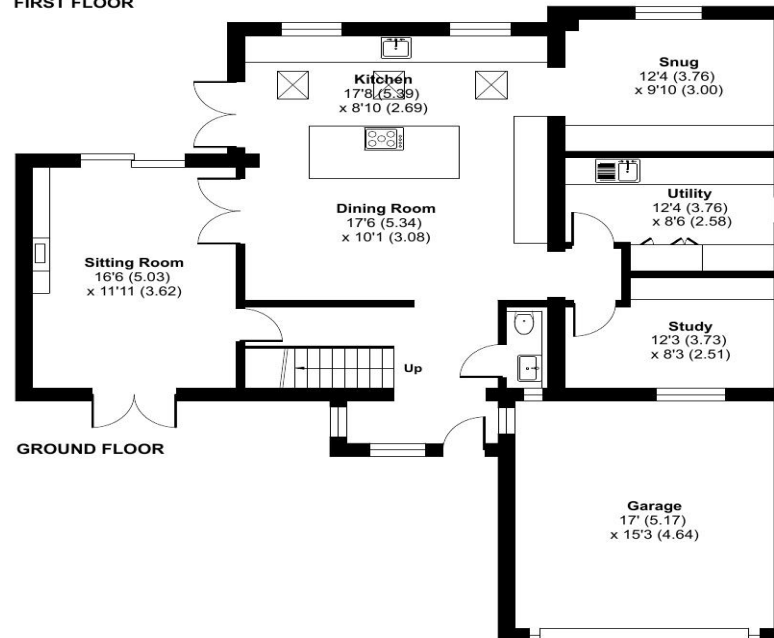
Garage = 257 sq ft / 23.8 sq m

Total = 2175 sq ft / 201.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

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