



Spacious Family Home!
£925,000

Winkworth



EAST LODGE, BATH ROAD, MARLBOROUGH, SN8 1NR



6 4 3 ample

Five Bedroom detached family home with a one bed self contained annex. Three reception rooms, Four bathrooms, study, driveway parking and double garage.

Detached family home on the edge of Marlborough.
Available with no onward chain

Occupying a desirable position on the edge of town, this impressive five-bedroom detached family home has been extended and modernised to a high standard and enjoys lovely far-reaching views to the rear. Offering generous and versatile accommodation, the property combines contemporary style with practical family living.

As you enter, the boot room, hallway offers generous storage, this flows into the newer part of the house, spacious kitchen/dining which really is the heart of the home perfect for dinner parties, family gatherings and relaxed weekends with beautiful granite work tops and ample cupboards, where everything has been considered for the busy family, gas fired Aga with separate induction hob, triple aspect giving lots of natural light with bifold doors to the south facing garden. There is a generous utility space with door to back of the house, cloakroom, storeroom and study. The living room in the older part of the house with its wood burning stove creates cosy winter evenings in. Downstairs is laid with wooden flooring and ceramic tiles, and underfloor heating is throughout most of the ground floor.





Upstairs there are 5 bedrooms. The main bedroom enjoys views to the fields at the back. It includes ample storage and a walk-in wardrobe and luxurious ensuite bathroom with bath and separate shower. One of the other double rooms has an ensuite WC with plumbing to add a shower if required.

A particular highlight is the self-contained one-bedroom annex, ideal for extended family, guests, independent living, working from home or Airbnb possibilities.

Outside, the property sits within well-maintained gardens, providing plenty of space to relax and enjoy the wonderful outlook. There is also a double garage/workshops and substantial driveway parking, making this an ideal home for a large family.





At a Glance:

- Detached spacious house on the edge of town
- Available with no onward chain
- Main House: Large entrance/boot room with excellent built in storage
- Living room with woodburning stove
- Spacious modern kitchen/dining room with bifolds to the garden
- Utility
- Cloakroom
- Study/further reception room
- Storeroom
- Principal bedroom with large ensuite with bath and separate shower and excellent built in storage
- Four bedrooms another with a WC
- Two further bathrooms
- Annex: Double bedroom with modern ensuite shower room, Kitchen/dining/living space, a washroom to the left and a storage room to the right.
- Ample driveway parking
- Double garage/or workshop space

Services: Mains water, electric and Gas central heating.
Private Sewerage.
Underfloor heating in most of the downstairs.



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 an excellent 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 own cinema. 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.





Ground Floor



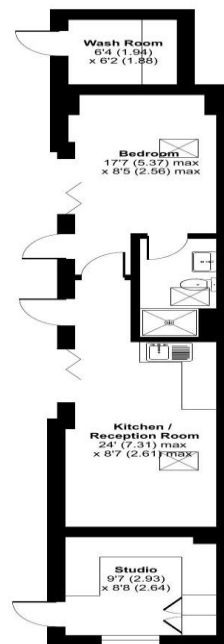
First Floor

Approximate Gross Internal Area 196.2 m² ... 2112 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

Bath Road, Marlborough, SN8

Approximate Area = 345 sq ft / 32 sq m
Outbuildings = 121 sq ft / 11.2 sq m
Total = 466 sq ft / 43.2 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Rutherford Property Limited. REF: 1531026

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

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