



Great first home!
£280,000

Winkworth



17 CHERRY ORCHARD, MARLBOROUGH, SN8 4AR



2 1 1

A modern end terrace with two double bedrooms, bathroom, cloakroom and generous garden.

Located within 5 minutes' walk of the local schooling and town of Marlborough.

Modernised, this end terrace would make an ideal first time buyers home or those looking to step up the ladder.

As you approach, the front garden is easy maintenance laid with gravel. The accommodation comprises a living room with feature fireplace, a light bright kitchen/breakfast room with ample cupboards, space for a washing machine, cooker, and dining table. There is a cloakroom and useful understairs storage.

Upstairs there are two double bedrooms, the main bedroom has good, fitted wardrobes and a linen cupboard and modern bathroom with bath and shower over the bath.

There is access to the garden from the kitchen or from the side of the house. Slightly elevated you can enjoy views across Marlborough. The outside offers a large decking area to enjoy Alfresco dining and large lawn area with raised beds. There is a small outhouse for storage.

No 17 is ready to unpack and move in too!





At a Glance:

- Great first-time buyer home
- End Terrace with side access
- Living room
- Kitchen/breakfast room
- Cloakroom
- Two double bedrooms, one with good, fitted storage
- Modern bathroom
- Generous garden
- Excellent location

Services: Mains Water and drainage, Electricity and gas central heating.

EPC: C

Council Tax: B

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. A recent addition to the town is the parade cinema. 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 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.



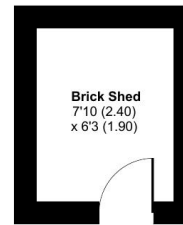
Cherry Orchard, Marlborough, SN8

Approximate Area = 656 sq ft / 60.9 sq m

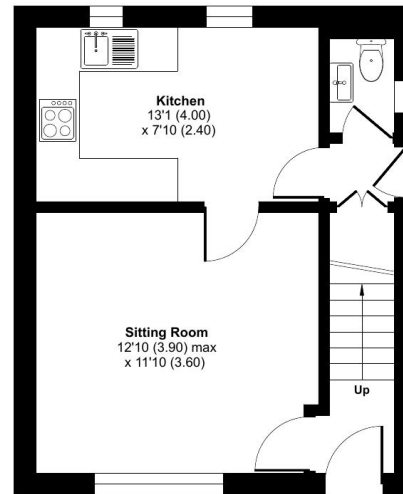
Outbuilding = 49 sq ft / 4.5 sq m

Total = 705 sq ft / 65.4 sq m

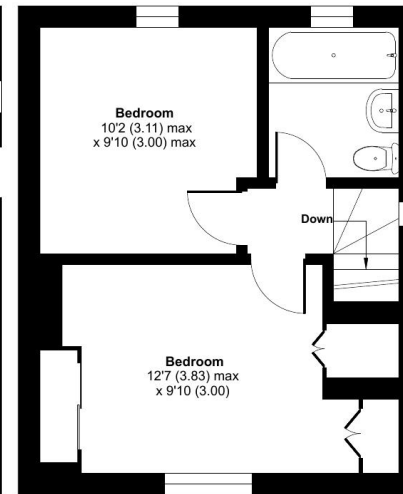
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Rutherfords Property Limited. REF: 1434495

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