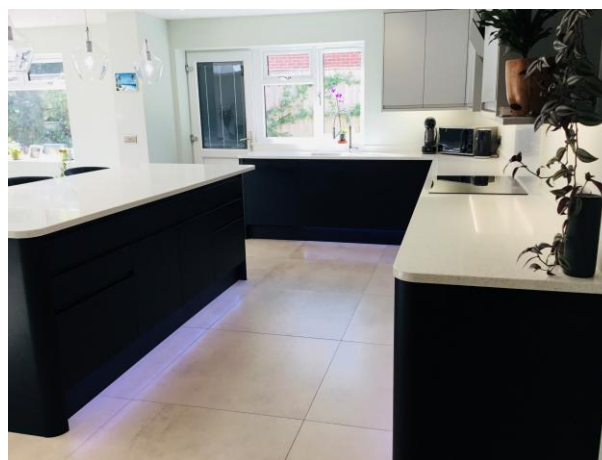




Modern detached family home with Annex

Guide Price £880,000

Winkworth



ELCOT LANE Marlborough SN8 2AZ



5 2 3 Ample

Located just a short walk from the popular market town of Marlborough.

A wonderfully modern large family home some 2920sqft located close to the popular market town of Marlborough.

Built to a very high standard, this contemporary home offers excellent accommodation and has been designed with modern family living in mind. As you enter the spacious hall with oak doors and oak flooring throughout and underfloor heating there is a large living room and opposite a further reception room also with oak flooring, which could be a snug or home office. The large kitchen/dining living area is simply WOW! Lovely and light with double lantern roof, bifold doors to the rear opening on to the terrace. A bespoke kitchen with center island, ample cupboards and draw space, well thought out, with quartz work tops, soft LED under cabinet lighting, two Neff slide and hide built in ovens and separate induction hob, integrated double fridge and double freezer, dishwasher and wine chiller! Off the kitchen is a sizable utility space with space for a washing machine and dryer and separate cloakroom.

Upstairs to the generous landing space leads to four double bedrooms. The principal bedroom has excellent built in wardrobes and modern ensuite shower room, the second double also has a modern ensuite, the family bathroom with large stand alone bath and separate shower feels luxurious and benefits from underfloor heating.

The garden which feels very secluded has a large terrace, lawn and fully stocked mature borders with shrubs and flowers. There is a pond and very cleverly built in shed behind the garage.



The driveway is block paved and has room to park two cars at the front, electric gates lead you on to the wide driveway with ample parking. The rear of the double garage has been converted into a separate annex with shower room, kitchenette and up to a large bedroom/living space, gas central heating and double glazing, there is also side access. The front of the garage which has electric up and over doors offers excellent storage.

Within easy reach of St Mary's primary school and St Johns Academy and the town for shopping and cafes!

At a Glance:

- Excellent Location
- Modern family detached home
- Spacious Kitchen/dining and living with modern appliances, bifolds and underfloor heating throughout
- Living Room
- Study
- Utility
- Cloakroom
- Four double bedrooms, two modern ensuites
- Family bathroom with underfloor heating
- Wide block paved driveway with ample parking
- Secluded garden
- Double garage with electric up and over doors with separate annex (shower room, kitchenette and bedroom/living space above)



Services: Mains Water and drainage, Electric and Gas central heating. Underfloor heating throughout all of the downstairs and the family bathroom.

EPC:D

Tax Band: D

No known covenants

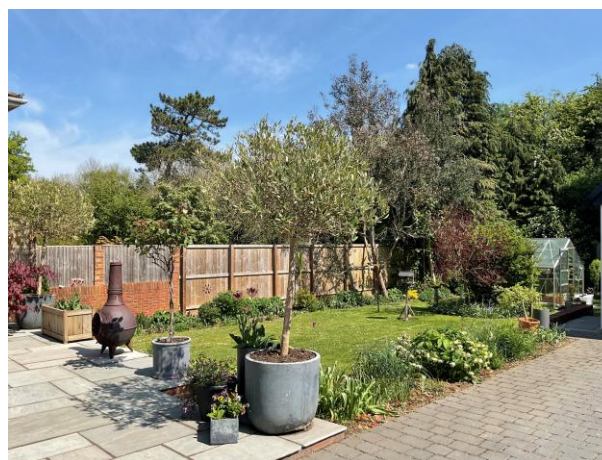
No flooding

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



Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a café 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 as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge 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.

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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

General

Services: Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C.

Council Tax Band: D.

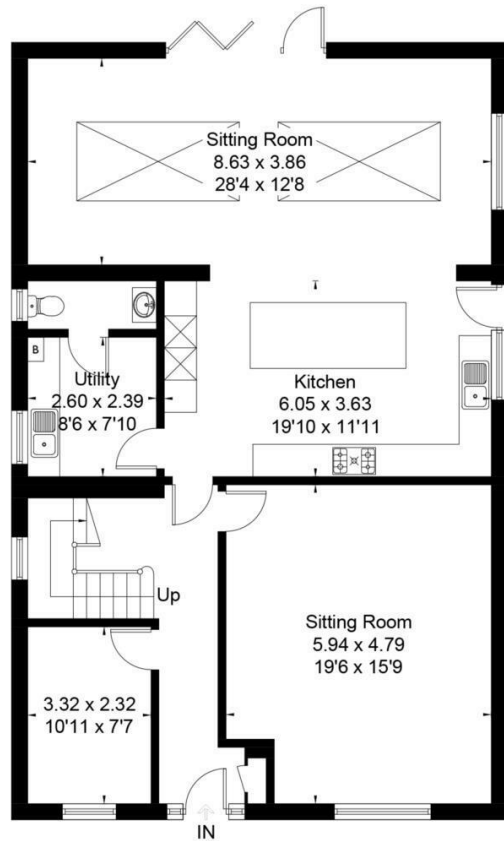
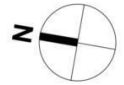
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Directions:

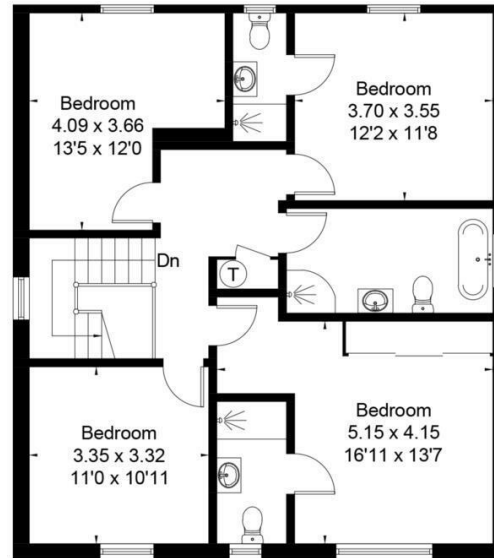


Approximate Area = 206.3 sq m / 2220 sq ft
 Garage = 65 sq m / 700 sq ft
 Total = 271.3 sq m / 2920 sq ft
 Including Limited Use Area (1.0 sq m / 11 sq ft)

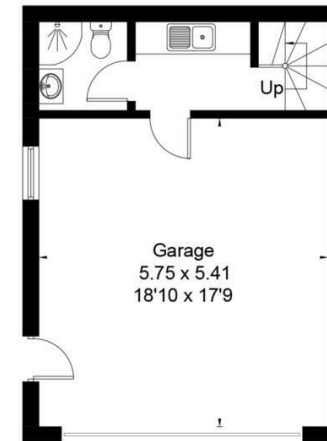


Ground Floor

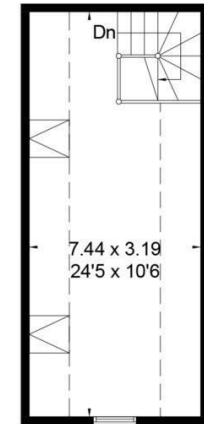
= Reduced head height below 1.5m



First Floor



Garage - Ground Floor



Garage - First Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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