



Detached House in central Marlborough
£365,000

Winkworth



PROSPECT PLACE Blowhorn Street SN8 1BY

This double fronted, two double bedroom detached home is located within a stone's throw of the vibrant and sought after Marlborough High Street.

AT A GLANCE:

Available with No onward Chain

- Lounge
- Well fitted modern kitchen
- Family bathroom
- Two double bedrooms
- Courtyard Garden
- Parking for two cars
- NHBC Warranty

SERVICES: Mains Water, drainage, gas and electric

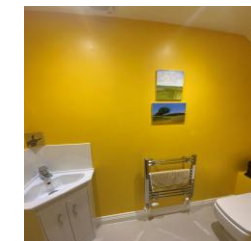
Council Tax: C

Modern detached two bedroom house in a peaceful residential area close to Marlborough High Street. Built only four years ago.

The accommodation is of good size and briefly comprises of a lounge with bifold doors out to the courtyard garden, a beautiful modern kitchen/diner with ample units and integrated appliances and cloakroom. Upstairs there are two good size double bedrooms and a modern bathroom. Private courtyard garden and driveway parking for two cars.

Could suit first time buyers, professionals or would make an ideal investment opportunity.

Within walking distance of Marlborough's local amenities, schools and the lovely Wiltshire countryside, this fabulous home is being sold with no onward chain and is ready for new owners to move straight in.



LOCATION

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 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 and provides for a multitude of outdoor sports and hobbies. Numerous footpaths, canal towpaths, and bridleways from which to enjoy the stunning local scenery.

Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant) providing fast access to London, the motorway network (M3 and M5), and international airports at Gatwick, Heathrow, Bristol, Southampton. There is a regular train service to London Paddington from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), and London Waterloo from Pewsey (94 minutes).

Recreation

There are excellent recreational facilities in the area including golf at Marlborough golf club and Ogbourne Down golf club. Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park. Numerous footpaths and bridle ways on the nearby open countryside, many of which falls within an Area of Outstanding Natural Beauty. Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol. Sailing can be found on numerous places on the south coast.

Education

There is a wide choice of nursey, primary and secondary schools, both state and private in the area including the well-known Marlborough College.

Directions:

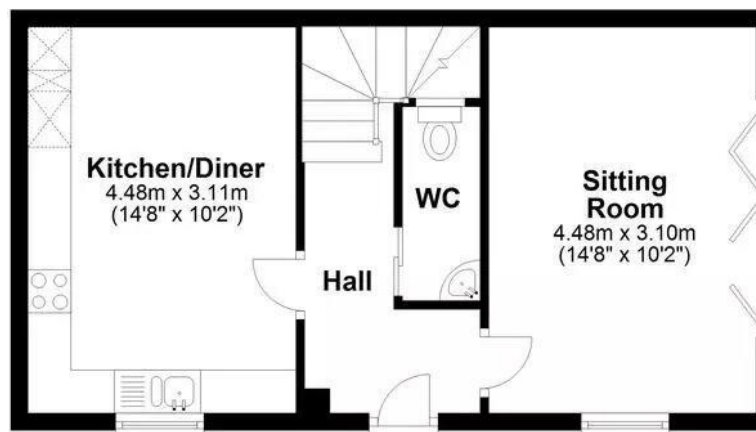
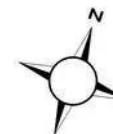
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

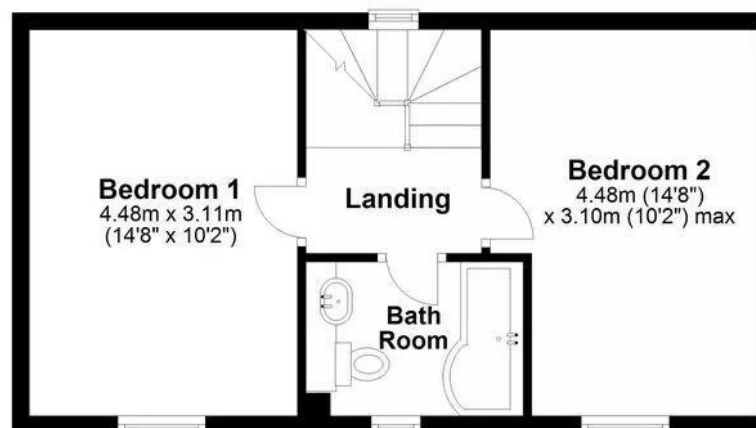
Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



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