



Modern Three Bedroom Detached Home in Marlborough

Guide Price £480,000

Winkworth



WILLIAM MERRIMAN ROAD Marlborough SN8 4YW

This fabulous three bedroom detached home was built in 2020 by the well renowned developer, Redrow. Located a short walk from the town centre and on the border of the Savernake Forest this is the perfect family home in Marlborough.

Built in a 1930s style, this home has high ceilings and great size rooms. On the ground floor there is a large living room at the front of the house and at the rear is a large kitchen/breakfast room with a range of units, integrated appliances and double doors leading out to the garden. In the corner of the kitchen is also a very useful utility cupboard with space for a washing machine and tumble dryer. There is also a downstairs cloakroom.

On the first floor, from the light-filled landing there are three bedrooms and a well-appointed family bathroom with bath and over bath shower and very useful cupboard. The main and second bedroom both benefit from built in wardrobes and the main room has an ensuite shower room.

The private rear garden has been designed with lawn and terrace area and there is a further raised decking area for outside dining to enjoy the evening sun. To the side of the house is a single garage which can also be accessed via the garden. There is parking for two cars in front of the garage.

The property is in catchment for St Marys Primary School and St Johns Academy Secondary School.

AT A GLANCE:

- Built in 2020 by Redrow
- Three Double Bedrooms
- Modern Kitchen and Utility Cupboard
- Marlborough Location
- Garage and Driveway

Services: Mains water, electricity, gas central heating and drainage
There is an annual maintenance charge of £240.00.

EPC: B

Council Tax Band: E



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. 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.

<https://what3words.com/meatballs.removable.wedge>

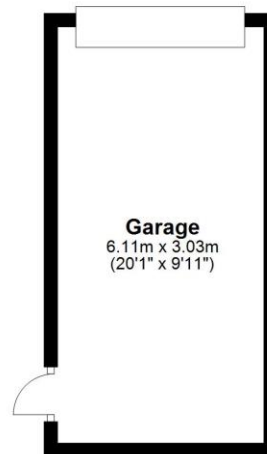
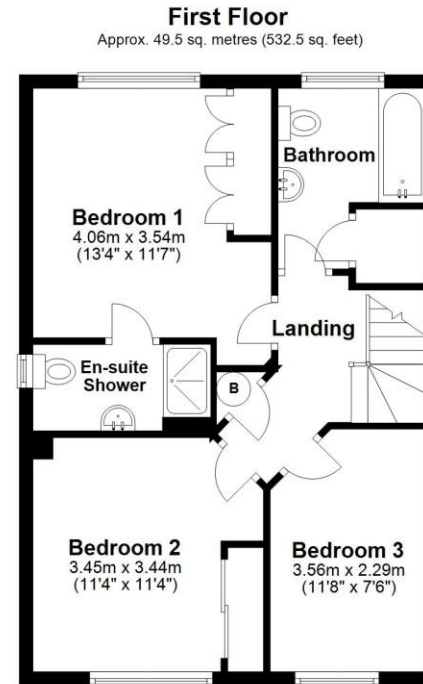
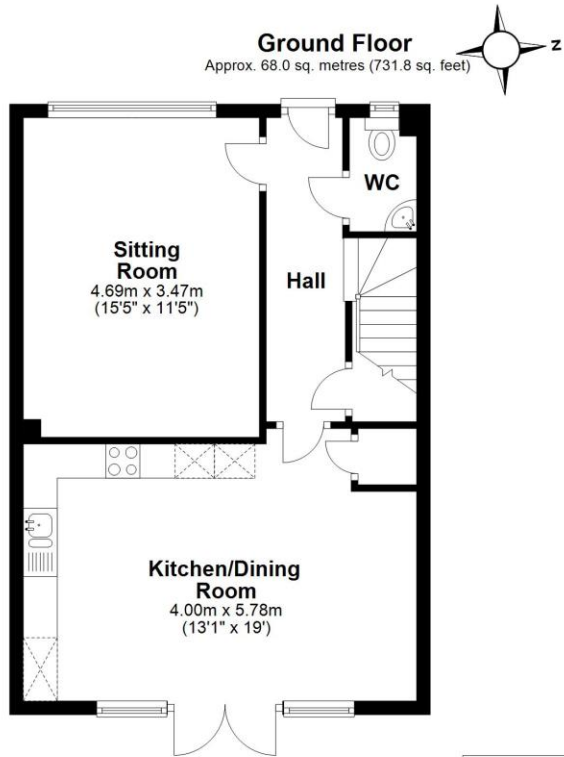
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 83 | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
|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





Total area: approx. 117.5 sq. metres (1264.3 sq. feet)

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