



Walking Distance of Marlborough Life

£425,000

Winkworth



59 PRIORSFIELD, MARLBOROUGH, SN8 4AQ

Within walking distance of Marlborough High Street and the amenities it offers, this fabulous three bedroom home with garage and driveway parking is available for sale with NO Onward Chain.

In a great location, this quiet development is just a short walk from Marlborough high street.

The accommodation comprises a large lounge, good size modernised kitchen/dining room with integrated dishwasher and oven, a useful utility area and cloakroom off the kitchen. There is access from the utility to the garden.

Upstairs has three bedrooms, two doubles and a single and a modern family bathroom.

To the rear the garden with lawn and patio areas is a nice space to relax and entertain. There is a single garage, which subject to planning consents could be extended and a drive with parking for two cars.

Could suit an investor.

In the catchment for St Mary's Primary School and St John's Academy.

At a Glance:

- Family house in a good location
- Lounge
- Modern Kitchen/Dining
- Utility
- Cloakroom
- Three Bedrooms
- Family bathroom with bath and over bath shower
- Garage (could be converted subject to planning consents)
- Driveway parking
- Garden

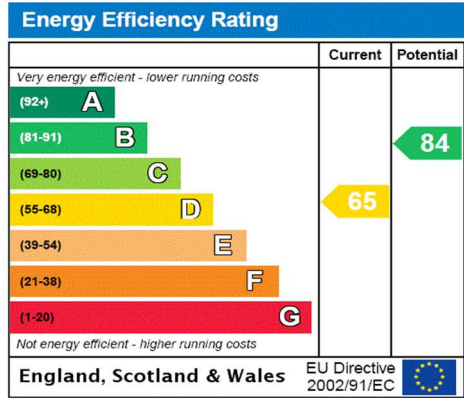
Services: Mains Water and drainage, Electric and gas central heating.



LOCATION

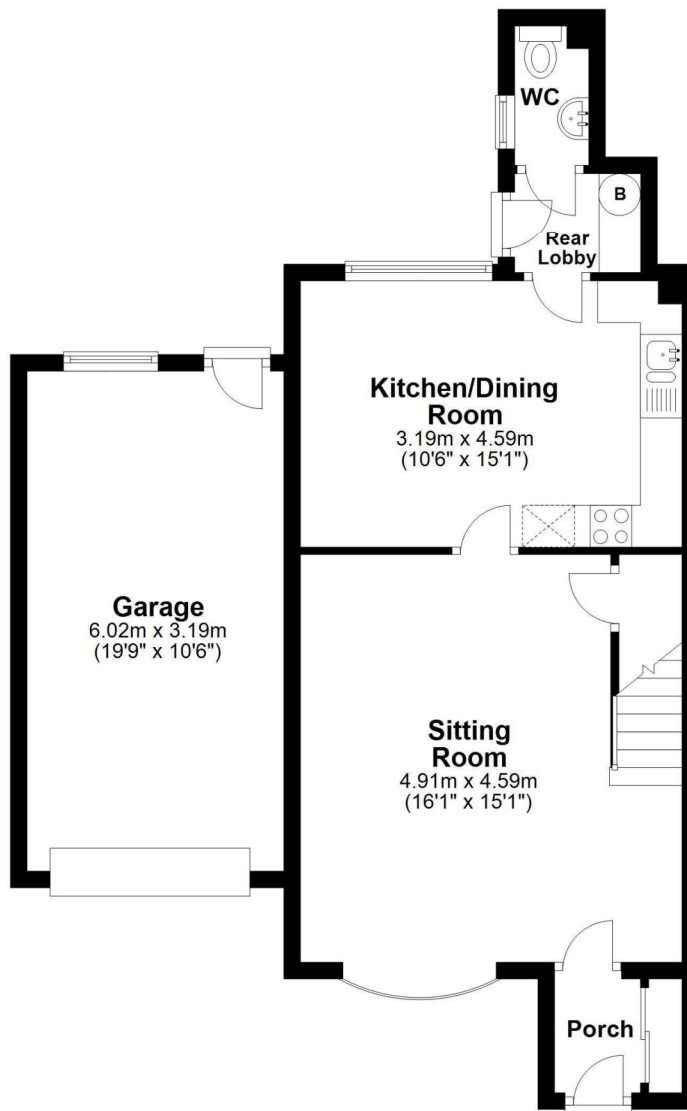
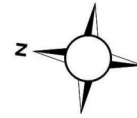
Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular 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 popular 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.



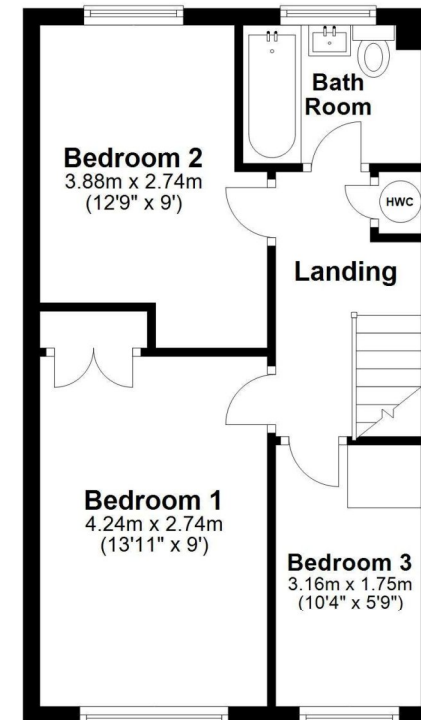
Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 101.3 sq. metres (1090.3 sq. feet)

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

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