



Beautifully Presented Modern Five Bedroom Family Home

Guide Price £575,000

Winkworth

39 MAURICE WAY, MARLBOROUGH, SN8 3LG



We are delighted to offer this immaculately presented five bedroom, three reception room detached home in Marlborough. Built around 13 years ago by David Wilson Homes, this property offers a wealth of flexible space for the growing family.

On the ground floor is the large dual aspect living room with feature fire, dining room and large modern fitted kitchen/breakfast room with doors leading out to the garden. There is also a utility room with side access and a downstairs cloakroom.

On the first floor you will find the large main bedroom with dressing area and ensuite shower room, two further double bedrooms and the family bathroom. There is a further floor with a further two large double bedrooms and a further bathroom.

To the rear of the property is the well maintained garden with tree and hedge borders, lawn and patio terrace area.

At the right side of the property is the double garage with parking in front.

AT A GLANCE

- . Five Bedrooms
- . Three Bathrooms
- . Three Reception Rooms
- . Modern Kitchen/Breakfast Room
- . Utility Room
- . Secluded Garden
- . Double Garage and Parking

SERVICES

Mains water, drainage and electric. Gas central heating.

EPC Rating: C

Council Tax Band: F



LOCATION

Surrounded by beautiful countryside, Marlborough is 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. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College whose Summer programme offers a myriad of skills and crafts to try.

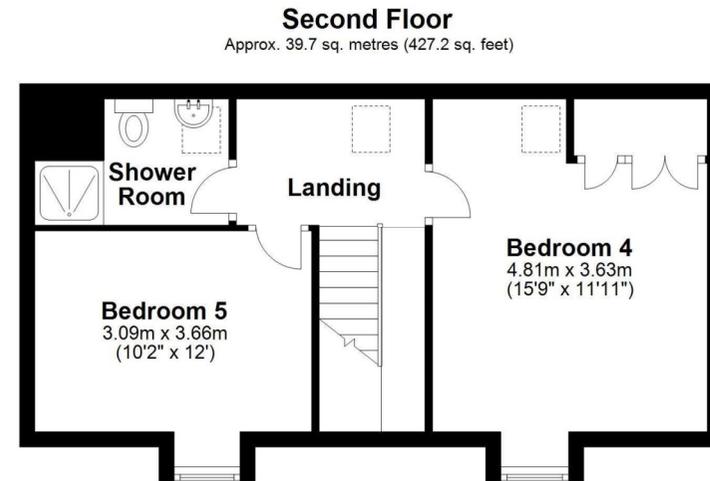
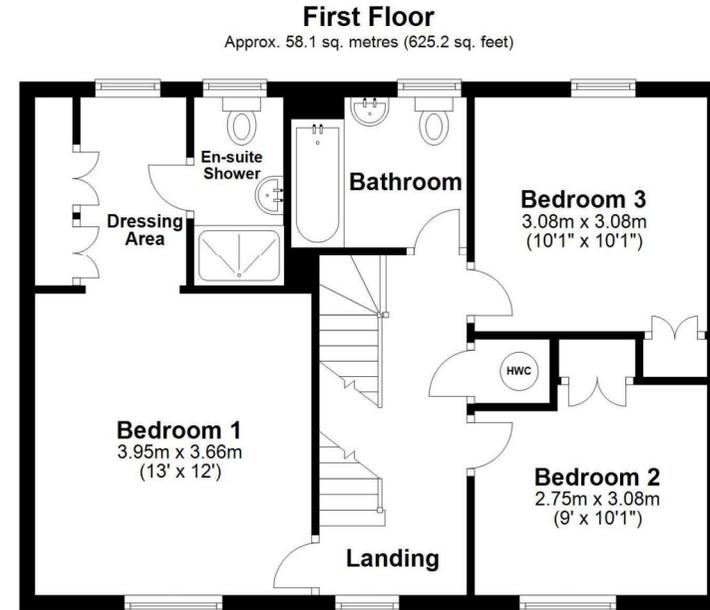
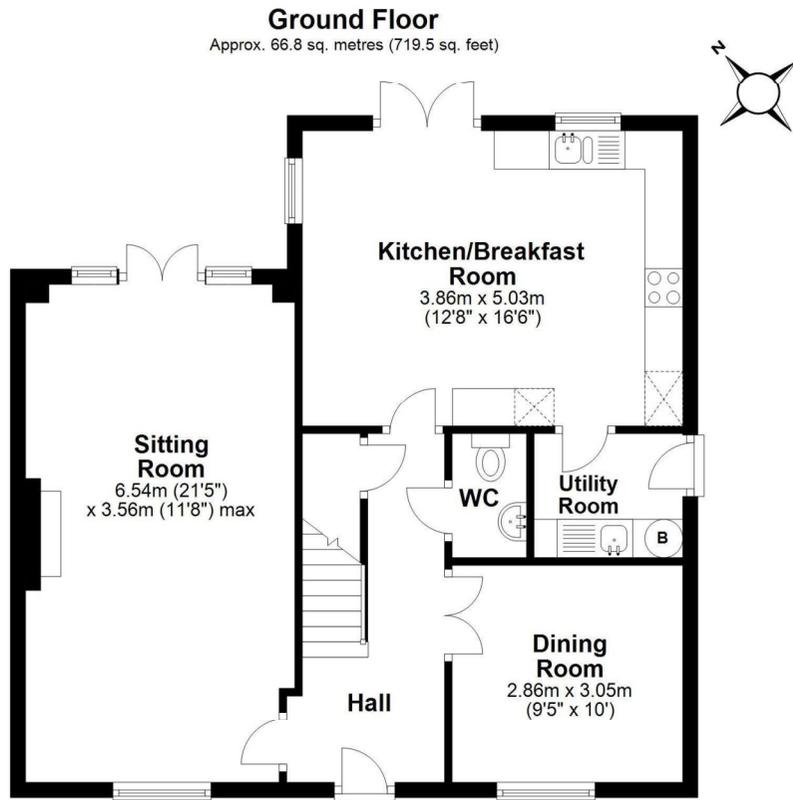
There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury. In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Total area: approx. 164.6 sq. metres (1771.9 sq. feet)

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