



The Perfect Family Home

Guide Price £580,000

Winkworth

THE THORNS, MARLBOROUGH, SN8 1DY

This wonderful four bedroom, detached home in Marlborough offers great space for the family. This home offers great space with flexible accommodation both downstairs and upstairs.

You enter the property into the hallway which leads through to the living space which comprises of good size dining room to the front and large lounge to the rear with open fire with brick surround and doors leading to the garden. The kitchen looks out to garden and is a great size with room for a table and has a utility room and cloakroom beyond. Upstairs there are four good size bedrooms, the main bedroom benefits from built-in wardrobes and an ensuite bathroom, and a further bathroom with a shower cubicle.

The garden is south-east facing and has a large terrace area accessed directly from the lounge which is the perfect spot to enjoy sunny days, and there is a lawn area and borders full of plants and mature shrubs. The garden wraps around to the side which also provides a further seating area.

This home also benefits from an integral double garage and parking on the drive to the front.

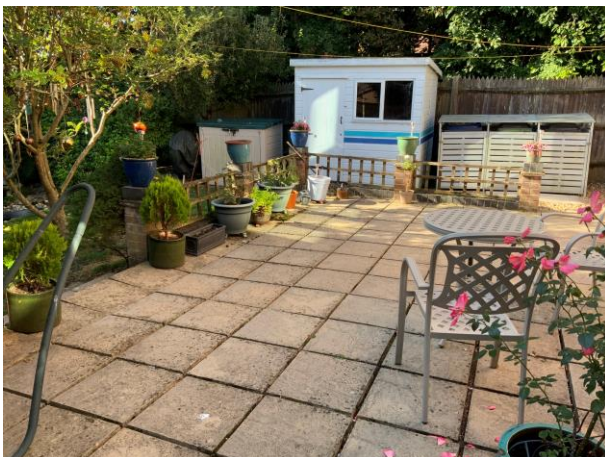
AT A GLANCE:

- Four Bedroom Detached House
- Lounge with Open Fire
- Dining Room
- Fitted Kitchen/Breakfast Room
- Utility Room
- WC
- Two Bathrooms
- South-East Facing Garden
- Integral Double Garage
- Driveway

Services: Mains water and drainage, electricity and gas central heating.

EPC: D

Council Tax Band: F



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.



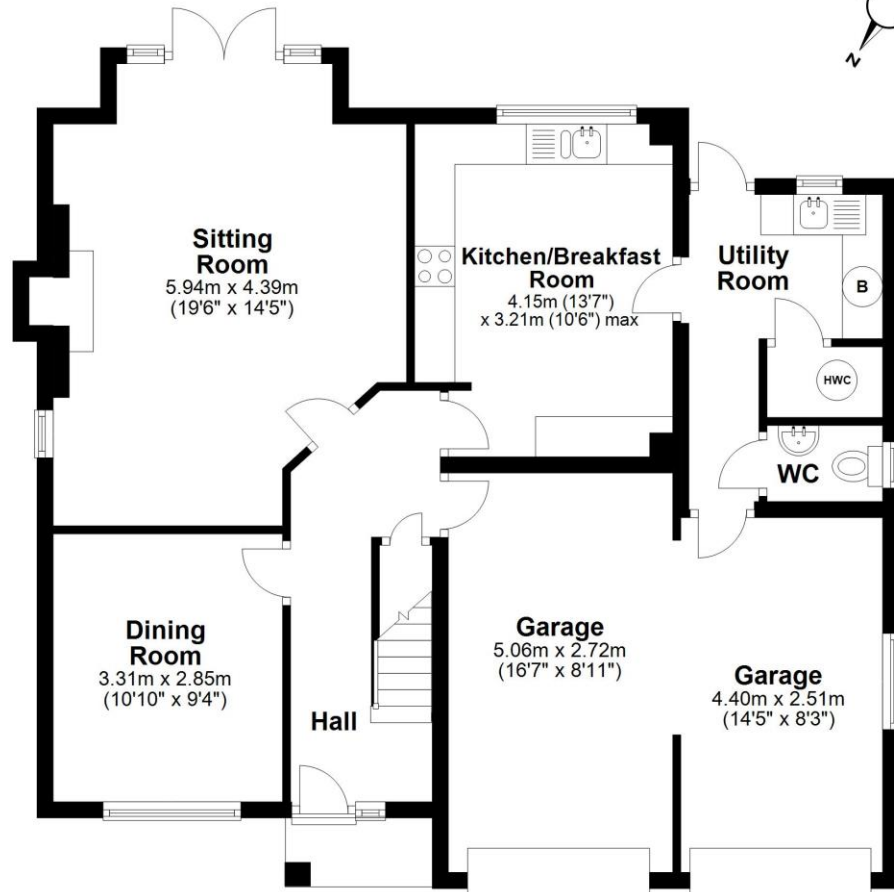
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



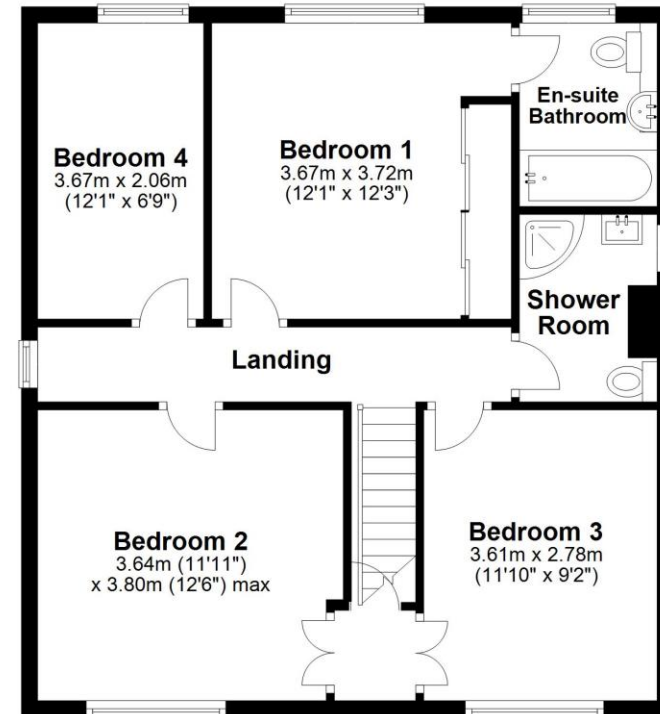
Ground Floor

Approx. 91.1 sq. metres (980.6 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 155.8 sq. metres (1677.3 sq. feet)

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