



Fabulous Position in Marlborough

Guide Price £575,000

Winkworth

RIVER PARK, MARLBOROUGH, SN8 1NH

For sale with no onward chain, this three bedroom detached house is located in the very popular River Park area, right in the heart of Marlborough.

Having been lovingly looked after by the same family since new, this wonderful home is just a stone's throw from the High Street and will make a great family home.

As you enter into the hall you will find a cloakroom, kitchen with ample cupboard space, and a large lounge which is light and bright and has a gas effect fire with stone surround. Off the lounge there is a good size conservatory with doors out to the garden, so you can take full advantage of the views of stunning garden all year round. Upstairs there are three good size bedrooms, the main bedroom has fitted wardrobes and the second bedroom has a shower and sink in the recess.

The property has a large mature garden which has been beautifully maintained, and has a large patio area and lawn, trees and mature borders stocked with flowers. There is also a summer house at the bottom of the garden.

To the front of the house is driveway parking, a single garage, and front garden with side access.

The house is in need of some modernisation but has great potential to extend (subject to planning consents). The position is most enviable with Marlborough's historic High Street on the doorstep, with Waitrose and the local doctor's surgery only a short level walk away. There is also a delightful view over rooftops and up to St Peters church to the rear.

At a Glance:

- Three Bedrooms
- Lounge / Dining Room
- Conservatory
- Kitchen
- Cloakroom
- Bathroom and Shower Facilities in the Bedroom
- Garage and Driveway Parking



SERVICES:

Mains Drainage, Electric and Gas Heating

Council Tax: E

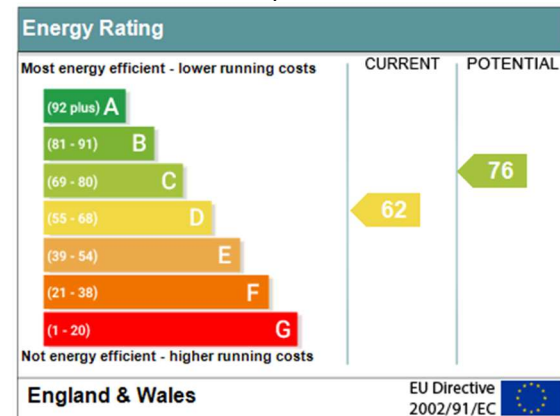
EPC: D

Local Authority: Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 4560100

LOCATION

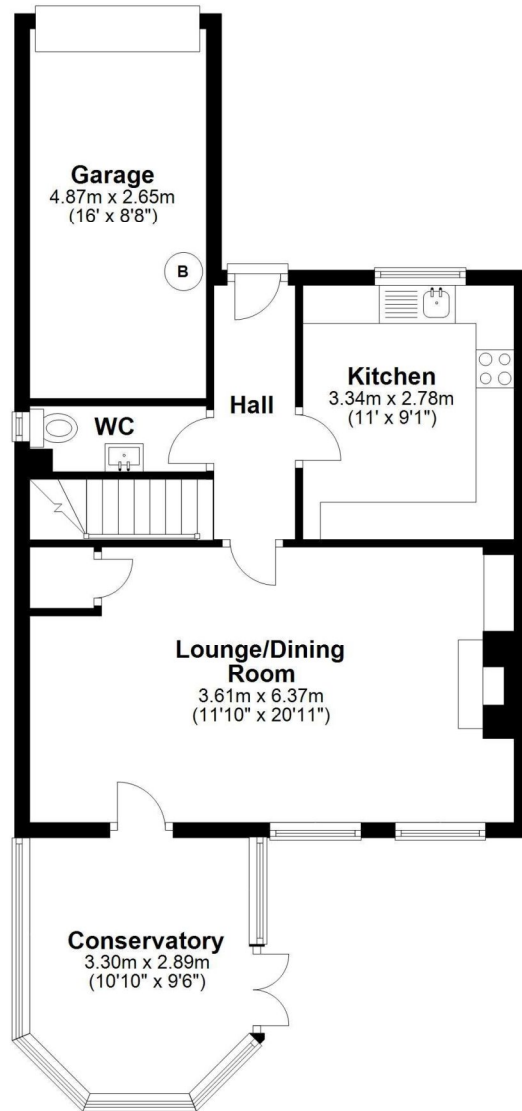
Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular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



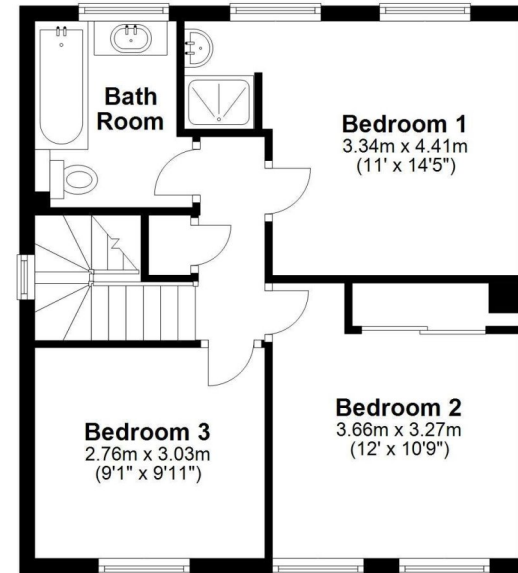
Ground Floor

Approx. 62.5 sq. metres (673.0 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 107.5 sq. metres (1156.6 sq. feet)

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