



ST MARGARETS MEAD,
MARLBOROUGH

Carter Jonas

24 ST MARGARETS MEAD, MARLBOROUGH, WILTSHIRE, SN8 4BA

KEY FEATURES

- Three-bedroom semi-detached home
- c1,296 sq ft of accommodation
- Stunning kitchen/dining room
- Bright sitting room
- Utility room and cloakroom
- Private rear garden
- Detached summer house/home office and shed
- Ample driveway parking
- Well-presented throughout

AN EXTENDED AND BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOUSE, WITH OFF-STREET PARKING AND A SOUTH-WEST FACING GARDEN.



SITUATION

Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, cafés and restaurants. Retailers include Waitrose and Tesco supermarkets, while popular dining venues include Franklyn's Bistro, Dan's, Pino's and La Bobina.

The leisure centre is located close to the town centre and Marlborough Golf Club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town also hosts regular live music events and an annual literature festival. St John's Academy is nearby and highly regarded.

Marlborough is well placed for access to Swindon, Hungerford and Newbury, as well as the cities of Bath and Salisbury. The surrounding countryside is dominated by the ancient Savernake Forest and the beautiful Marlborough Downs, which stretch between the Pewsey Vale and Kennet Valley. Rail services to London Paddington are available from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

24 St. Margarets Mead is an impressive three-bedroom semi-detached home offering over 1,290 sq ft of well-planned accommodation, perfectly combining space, practicality and contemporary living. Presented in excellent decorative order with stylish modern interiors throughout, this is a superb opportunity to acquire a move-in-ready family home.

The heart of the home is the impressive 22ft open-plan kitchen/dining room, flooded with natural light from three rooflights and featuring bi-fold doors that seamlessly connect the interior to the rear garden, ideal for both everyday family life and entertaining.

The spacious sitting room offers a warm and inviting retreat, centred around a charming wood-burning stove and complemented by doors opening directly onto the garden. A useful utility room and ground-floor cloakroom add further convenience and complete the downstairs accommodation.

Upstairs, the principal bedroom is situated at the rear of the house and is beautifully presented with tasteful décor. The first floor also offers a further double bedroom and a single bedroom, all served by a stylishly appointed family bathroom. Each bedroom benefits from a built-in storage cupboard, providing practical and convenient storage.

OUTSIDE

To the front of the property, a gravel driveway provides off-road parking for three vehicles, with side access to the garden. The enclosed south-west facing rear garden offers a private space to relax, complemented by a substantial summer house/studio and separate shed. The studio provides excellent flexibility as a home office, gym, bar or creative workspace.

SERVICES & MATERIAL INFORMATION

GUIDE PRICE £365,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





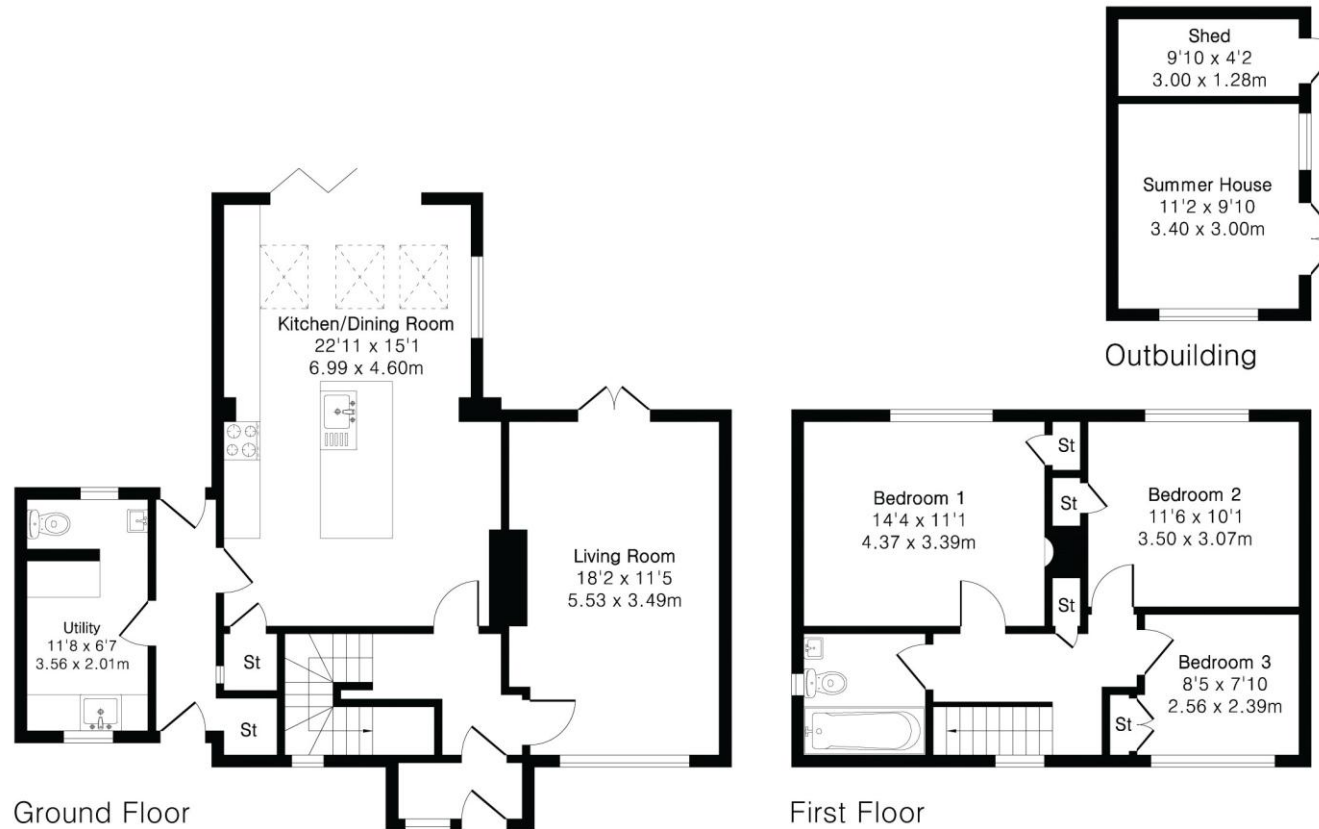
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**Approximate Gross Internal Area 1296 sq ft - 120 sq m
(Excluding Outbuilding)**

Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 489 sq ft – 45 sq m

Outbuilding Area 155 sq ft – 14 sq m



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