



CLARENDON COURT,  
MARLBOROUGH

Carter Jonas

# 8 CLARENDON COURT, MARLBOROUGH, SN8 1EJ

## AMENITIES

- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Main Bedroom Ensuite
- Two Further Bedrooms
- Bathroom
- Cloakroom
- Garden
- Allocated Parking

## SITUATION

8 Clarendon Court is set within a small, private development built exclusively for the over 55s. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. These include Waitrose and Tesco supermarkets and several quality restaurants including Rick Stein, Dan's, Bunce's, Pizza Express and ASK. In addition there are the shopping areas in Hilliers Yard and Hughenden Yard, and the market on Wednesday and Saturday mornings. The leisure centre and golf club provide excellent sporting facilities and the town has a popular independent cinema. Although self-sufficient, Marlborough is well placed for other towns including Swindon, Bath, Hungerford and Newbury and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley, forming the North Wessex Downs AONB. Intercity (Paddington) rail connections are available at Pewsey, Great Bedwyn and Swindon, and M4 connections at Swindon and Hungerford.

## DESCRIPTION

8 Clarendon Court is part of a unique development of superbly designed houses by Thomas Homes. It is located along the south-western edge of the development in private grounds conveniently located within walking distance of the town centre.

The property's entrance hall opens onto a generous living room with a flame effect gas fire with a stone surround and feature shelving to each side.

From the living room is access to the contemporary open plan kitchen/breakfast room, which has been recently fitted and benefits from built in appliances, a Rangemaster oven and bespoke cabinetry and is large enough to fit a good-sized dining table.

There is a garden room with double French Doors opening out to the rear garden with fitted storage cupboards and could be utilised as either a formal dining room or additional sitting room/hobby room.

**A SUPERB AND STYLISH MEWS PROPERTY WITHIN MINUTES OF THE HIGH STREET, FOR THE OVER 55'S.**



On the first floor there are two double bedrooms with built-in wardrobes; the main bedroom has a well-appointed ensuite shower room. A third bedroom which is currently fitted to be used as a home office and second bathroom complete this stylish property. The property is beautifully and elegantly presented in a neutral palette of colours and is fitted with plantation shutters throughout.

## OUTSIDE

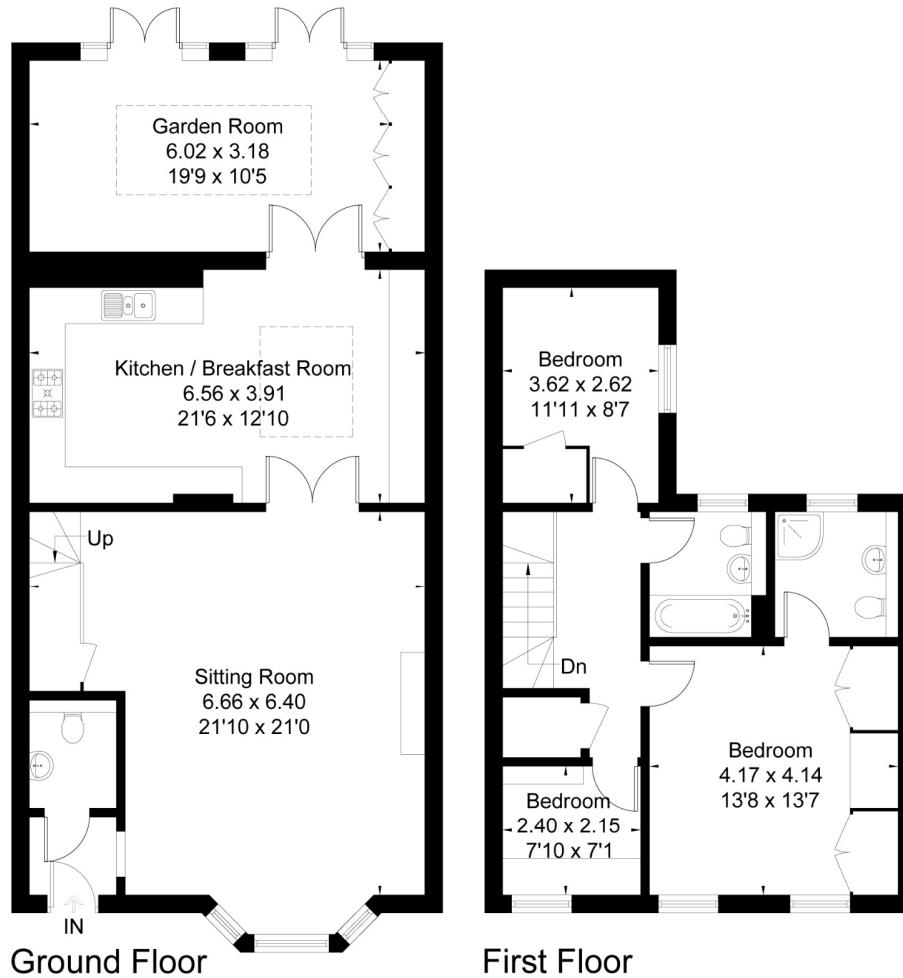
As well as a private enclosed front and rear garden, there is parking for one vehicle and visitors' spaces for communal use. The rear garden is enclosed by a pretty old brick wall and fencing and is a blank canvass, ready for someone to make their own.

**GUIDE PRICE:** £665,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#70825](http://fourwalls-group.com)

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#### IMPORTANT INFORMATION

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Classification L2 - Business Data

#### SERVICES AND MATERIAL INFORMATION

- Leasehold
- Service Charge: £3583.33
- 999 year lease from 1/05/2010
- Mains water, mains drainage. Gas heating
- Council tax band: E
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website