



EDWARDS MEADOW,
MARLBOROUGH

Carter Jonas

6 EDWARDS MEADOW, MARLBOROUGH, WILTSHIRE, SN8 1UD

AMENITIES

- No onward chain
- Superb location
- Beautiful Garden
- Kitchen/breakfast room
- Three reception rooms
- Workshop
- Garage and driveway parking

DESCRIPTION

Enjoying a desirable position within the development, 6 Edwards Meadow is a substantial family home, offering flexible and spacious accommodation ideally suited to modern family living.

The welcoming entrance hall creates an impressive first impression and provides access to the principal reception rooms. The generous sitting room is centred around the wood-burning stove and enjoys an abundance of natural light, with French doors opening onto the rear garden. The adjoining dining room offers excellent proportions and provides a bright and airy setting for family meals and gatherings.

The spacious kitchen/breakfast room is a fabulous room overlooking the garden, fitted with a range of integrated appliances and well-designed for everyday family life. The kitchen connects seamlessly to the utility room and workshop, with direct access to the garage.

A separate study, located off the entrance hall, provides an ideal space for home working and the downstairs cloakroom completes the ground floor accommodation.

On the first floor, a spacious landing leads to five well-proportioned bedrooms, three of which enjoy pleasant views over the rear garden and surrounding area. The principal bedroom benefits from fitted wardrobes and enjoys an en-suite bathroom. The main guest bedroom also enjoys the convenience of an en-suite, while the remaining bedrooms offer ample built-in storage and are served by the family shower room.

OUTSIDE

The property enjoys an attractive frontage with a well-maintained lawn and a tarmac driveway providing ample parking and access to the garage. A paved path leads to the front door.

To the rear, the beautifully landscaped garden has been carefully designed to make the most of this generous corner plot, offering a sizeable patio area and various different seating areas, perfect for relaxing throughout the warmer months. The garden is partly laid to lawn with a great selection of shrubs and plants to provide colour throughout the year.

AN IMPRESSIVE FIVE-BEDROOM DETACHED HOUSE ENJOYING DRIVEWAY PARKING, GARAGE AND ONLY 0.5 MILES FROM MARLBOROUGH HIGH STREET.



SITUATION

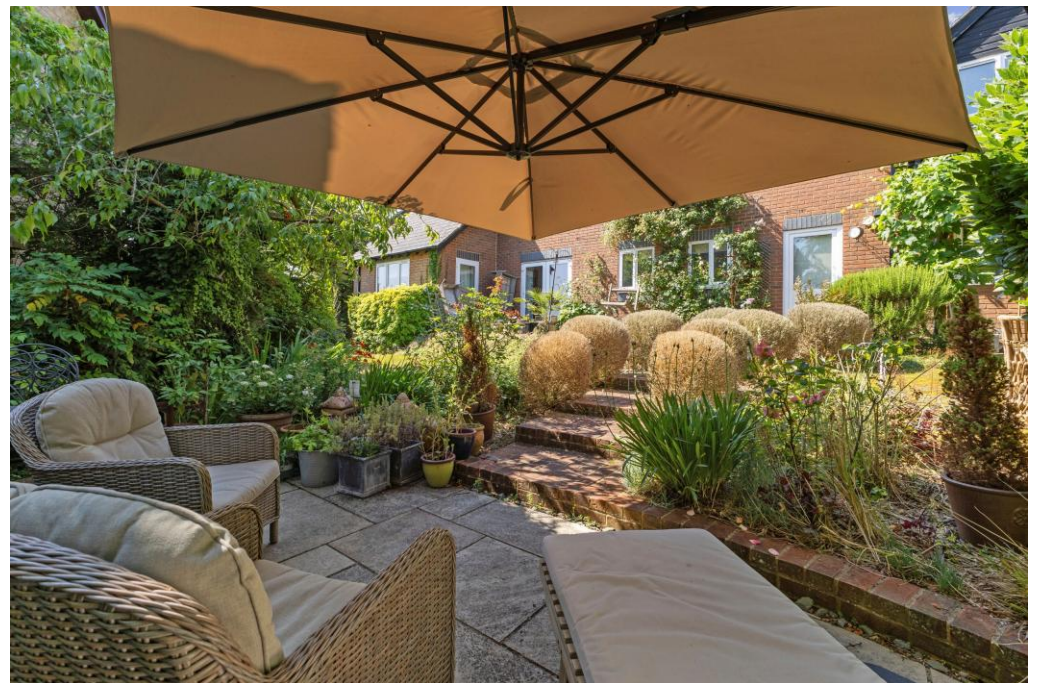
Edwards Meadow is located in the highly sought-after residential area of College Fields, close to the vibrant heart of Marlborough. This historic market town offers a wealth of amenities, including an array of independent and high-street shops, a well-stocked library, cinema and a diverse selection of restaurants and traditional pubs. Marlborough boasts a variety of sports clubs and leisure facilities, catering to all interests. The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley.

The area is also renowned for its excellent educational institutions, including the prestigious Marlborough College, St John's Academy, and St. Francis. Marlborough enjoys convenient access to the M4 (Junction 15, approximately 10 miles away), while Swindon, just 12 miles distant, offers direct rail services to London Paddington and the South West. Additional train stations in Pewsey and Great Bedwyn (both around 7 miles away) provide further transport links.

GUIDE PRICE: £700,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



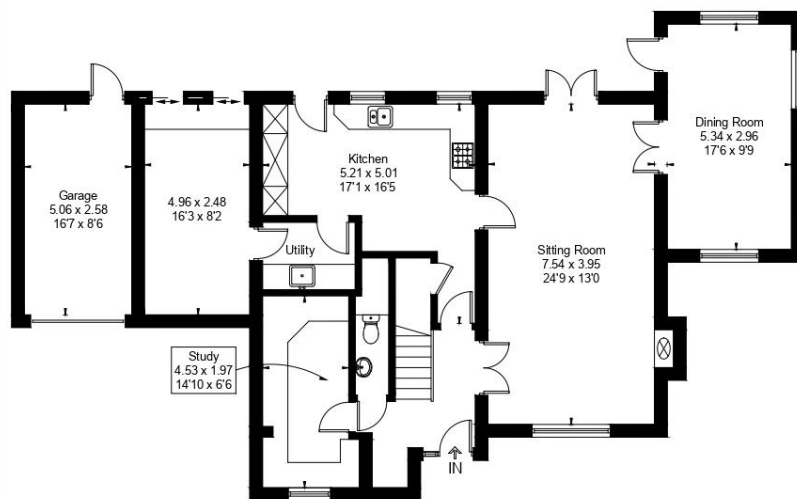


Classification L2 - Business Data

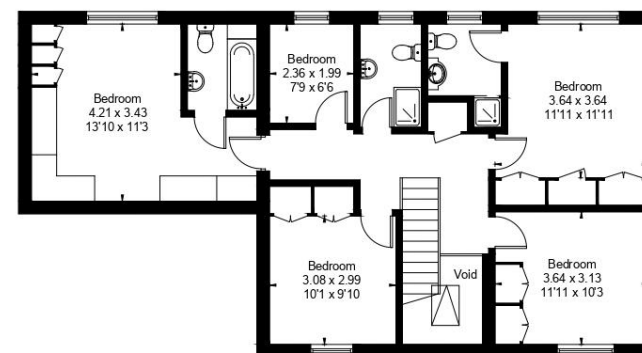
SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for more details

Edwards Meadow Marlborough, SN8
Approximate Area = 2084 sq ft / 193.6 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 2222 sq ft / 206.4 sq m
(Excluding Void)



Ground Floor



First Floor



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. @fourwalls-group.com #111274

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