



JENNINGS ROAD,  
MARLBOROUGH

Carter Jonas



# 48 JENNINGS ROAD, MARLBOROUGH, SN8 4WL

**AN IMMACULATE AND BEAUTIFULLY PRESENTED, FOUR BEDROOM DETACHED FAMILY HOME, SET ON THIS PRIME DEVELOPMENT IN MARLBOROUGH.**

## KEY FEATURES

- o Detached family home
- o Open plan kitchen/breakfast room
- o Two reception rooms
- o Four double bedrooms
- o Three bathrooms (two ensuite)
- o South facing garden
- o Double garage
- o Town location
- o Immaculate condition
- o Solar panels and back up battery



## SITUATION

Jennings Road is a detached house built in 2020 by the well renowned developer, Redrow and has been much improved by the current owners. Sat on the edge of the Savernake Forest and only a short walk to the High Street, this property is perfectly situated for all that Marlborough has to offer.

Marlborough is a vibrant market town and the High Street enjoys the mantle of 'the widest high street in England'. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the independent Parade Cinema show a wide range of films and live theatre.

The leisure centre is located close to the centre of town 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. Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

48 Jennings Road is an immaculately presented detached family offering over 2300 square feet of accommodation, offering flexible family living spaces throughout.

Upon entering the property, you are greeted into the large and welcoming hallway from which all the main reception rooms are accessed, with all rooms having the added benefit of underfloor heating. The living room is centred around the wood burning stove and has a bay window enjoying lovely views over the open green space to the front. The open plan kitchen/breakfast room is the perfect place for family meals or for entertaining guests. The adjacent dining room has doors opening out to the rear garden and there is also an adjoining family room, perfect for children to sit and play or watch tv whilst meals are prepared. A utility room provides a usual spot for boots and muddy paws and has direct side access to the property and door to the double garage. A cloakroom and coat cupboard complete the downstairs accommodation. The property is hard wired for broadband throughout downstairs, in the main bedroom and in the study, making it ideal for families with lots of devices or those who need to work from home.

Upstairs is the galleried landing with glass balustrade filling the room with ample natural light. The main bedroom has a walk-in wardrobes and ensuite shower room, with twin sinks is fitted to the highest of standards. The second bedroom, fitted with built in wardrobes., has the added benefit of its own ensuite. There are two further double bedrooms, one which has fitted wardrobes and both of these bedrooms are served by the well-appointed family bathroom, with separate shower and bath.

The property is offered in a move-in ready condition, is very efficient to run and ready for a new family to make their own and create many happy memories.

## OUTSIDE

To the front of the property is drive parking for two cars side by side and a double garage. A small lawned area is enclosed by hedging and a path leads to the front door. The south facing rear garden has been fully landscaped and features a central area of lawn with borders showcasing an array of mature flowers, apple, pear and plum trees and shrubs. A paved terrace runs the width of the property, providing ample outside seating areas for enjoying the sunshine or for alfresco dining. A path leads up to a timber built shed. There are two side gates providing access to the front of the property.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G (Wiltshire Council website for current cost)
- Energy efficiency rating: B
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**GUIDE PRICE** £850,000 subject to contract

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

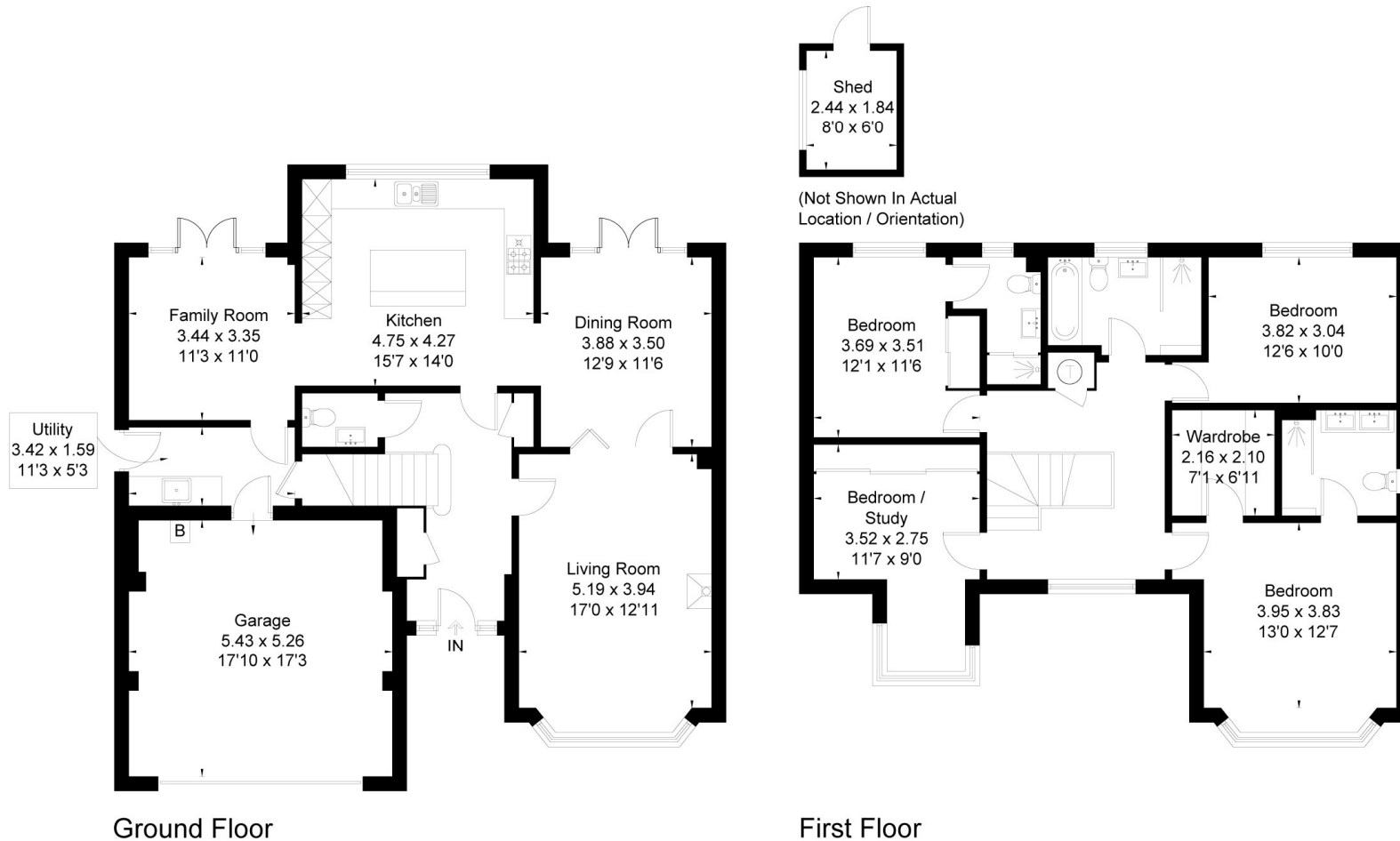






Classification L2 - Business Data

Jennings Road , Marlborough , SN8  
 Approximate Area (Including Garage) = 2327 sq ft / 216.2 sq m  
 Shed = 48 sq ft / 4.5 sq m  
 Total = 2375 sq ft / 220.7 sq m



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 #101303

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