



**FIVE STILES ROAD
MARLBOROUGH SN8 4BE**

Carter Jonas

FIVE STILES ROAD, MARLBOROUGH, WILTS SN8 4BE

AMENITIES

- Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Garden
- Driveway parking
- Home Office
- Great Location
- No onward chain

SITUATION

Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and La Bobina.

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. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by.

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

This well presented three-bedroom semi-detached home is situated on Five Stiles Road, backing directly onto Savernake Forest. The enclosed porch leads through to a well-proportioned, dual-aspect sitting room. This room enjoys a lovely feeling of space and light, with sliding doors leading out to the patio. The adjoining dining room also enjoys sliding doors directly into the garden, while the kitchen, with a great range of fitted units and integrated appliances, is positioned to the front of the property, with a useful utility room between.

Upstairs, the property offers a substantial principal bedroom; there are two additional double bedrooms, all of which are served by the well-proportioned family bathroom. A sizeable loft offers extremely handy extra storage space.

The property was originally of PRC construction but was fully reconstructed in traditional brick construction in 1991, with certification issued. The house is structurally independent from the neighbouring property. Supporting documentation is available on request.

A SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOUSE, WELL LOCATED IN MARLBOROUGH



OUTSIDE

Externally, the sizeable rear garden is mainly laid to lawn with a selection of mature trees and shrubs, providing good privacy. A patio, accessed off the sitting room, offers the ideal spot to sit and relax in the sunnier months whilst the well-appointed summer house, with light & power, works beautifully as a comfortable home office or children's playroom. To the front, there is a further area of lawn as well as a large driveway, offering ample car parking space

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Gas Central Heating
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details

GUIDE PRICE: £325,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



Classification L2 - Business Data

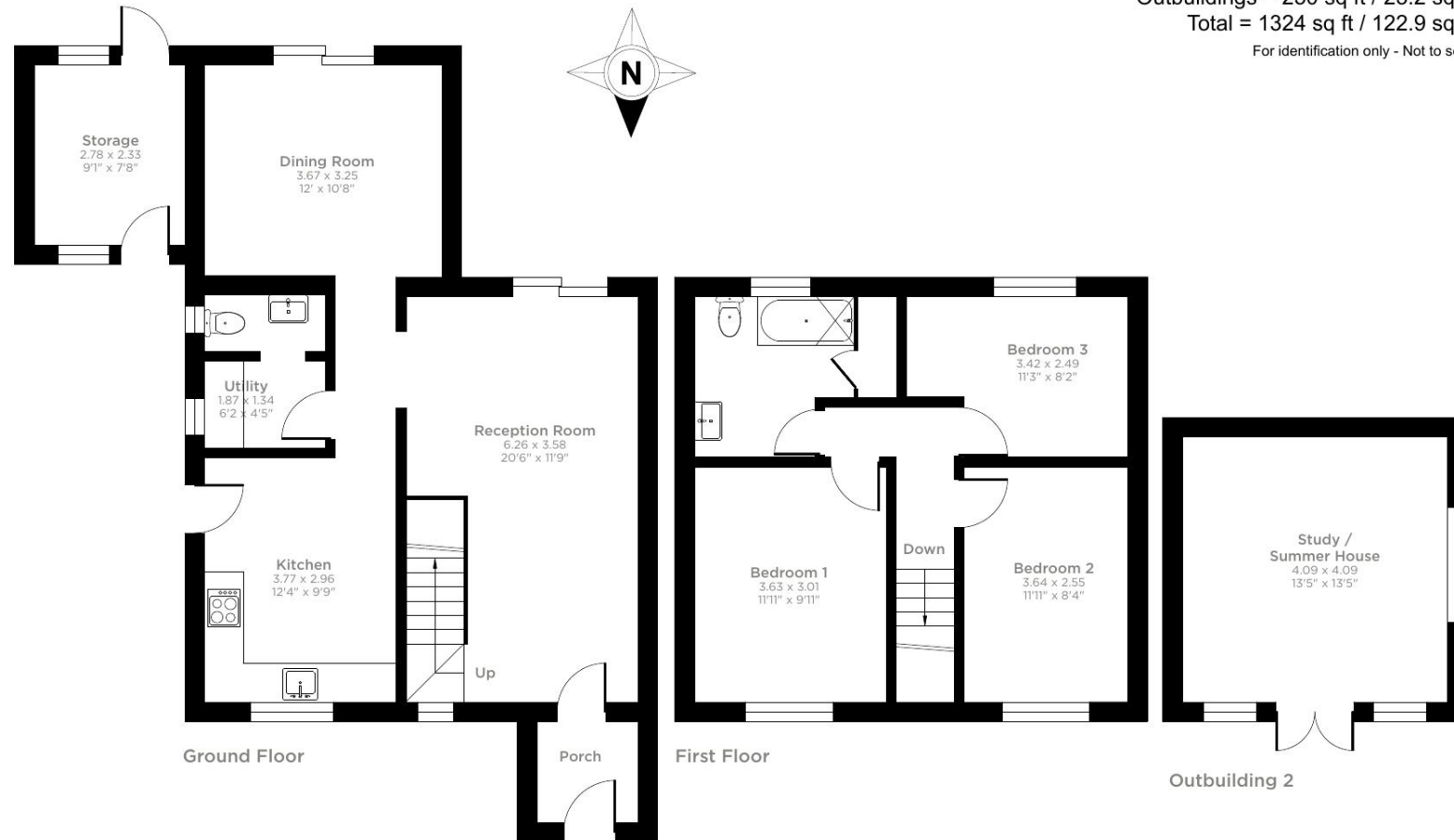
Five Stiles Road, Marlborough, SN8

Approximate Area = 1074 sq ft / 99.7 sq m

Outbuildings = 250 sq ft / 23.2 sq m

Total = 1324 sq ft / 122.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Carter Jonas. REF: 1403441

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data