



**SALISBURY ROAD,  
MARLBOROUGH**

**Carter Jonas**



# LYNTON, 17 SALISBURY ROAD, MARLBOROUGH, WILTSHIRE, SN8 4AB

**A SUBSTANTIAL DOUBLE-FRONTED FAMILY HOUSE WITH DRIVEWAY PARKING AND A GARAGE, LOCATED 0.3 MILES FROM MARLBOROUGH HIGH STREET.**

## KEY FEATURES

- No onward chain
- Four bedrooms
- Two bathrooms
- Detached, period house
- 1897 square feet
- Garden
- Garage and driveway parking
- Close to town centre



## SITUATION

17 Salisbury Road is located just 0.3 miles from Marlborough High Street, well positioned to make the most of all the town has to offer. Marlborough is a vibrant market town with an impressive mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, there is a twice weekly market, and the wide range of restaurants include Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a boutique cinema on The Parade.

The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, hockey, rugby and running clubs in town. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school, Marlborough College. The town is well placed for other towns including Bath, Hungerford, Newbury and Swindon, whilst being surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley with nearby ancient sites of Avebury and Stonehenge. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

Lynton is an attractive, period, double-fronted house offering well laid out accommodation arranged over two floors. It is configured to provide an ideal living and entertaining space with the ground floor accommodation flowing from a welcoming reception hall.

The charming sitting room is centred around the open fireplace with a bay window to the front. The spacious dining room, with wood-burning stove, is located across the hallway and links seamlessly through to the kitchen.

The kitchen to the rear of the property has an extensive range of floor and wall mounted units, oak worktops, an AGA and double sink, with doors leading through to the garden room. There is great flexibility of space throughout the property, and the downstairs accommodation is completed by the study/playroom, rear hall, utility room and separate shower room.

On the first floor the property provides a generous principal bedroom, two further double bedrooms and one single bedroom. These are served by the family bathroom, which would now benefit from updating.

## OUTSIDE

To the front, a small area of garden features mature shrubs and climbing roses, offering a welcoming first impression. Gated access to the left leads to a wood store and the rear garden, while to the right, a path opens to the parking area.

The generous south-west facing rear garden is fully enclosed with a good degree of privacy. The garden is mainly laid to lawn bordered by well-stocked flower and shrub beds. A large, paved terrace, accessed off the garden room, offers the ideal spot to enjoy the afternoon sun in the warmer months.

A brick-paved parking area sits to the side of the property and the detached garage, located at the rear of the garden, benefits from both power and lighting.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating
- Council tax band: F (Wiltshire Council)
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £575,000 subject to contract

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



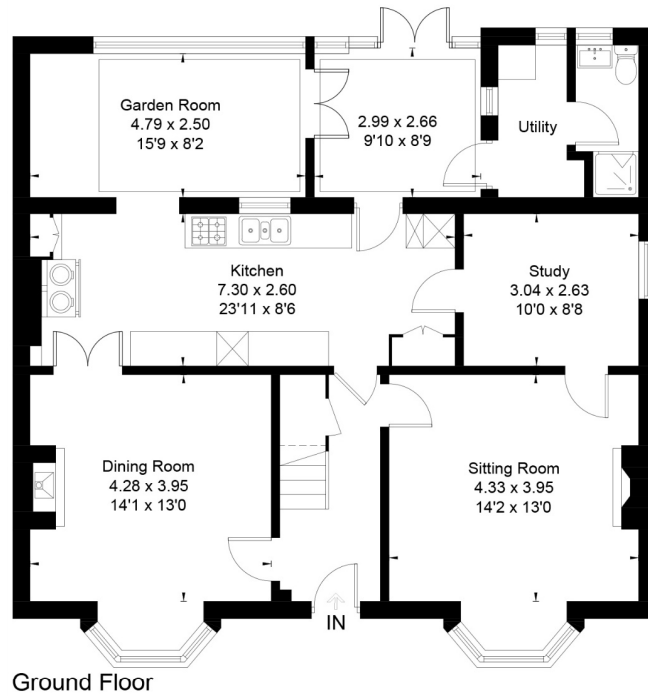
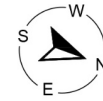




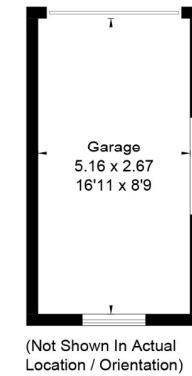
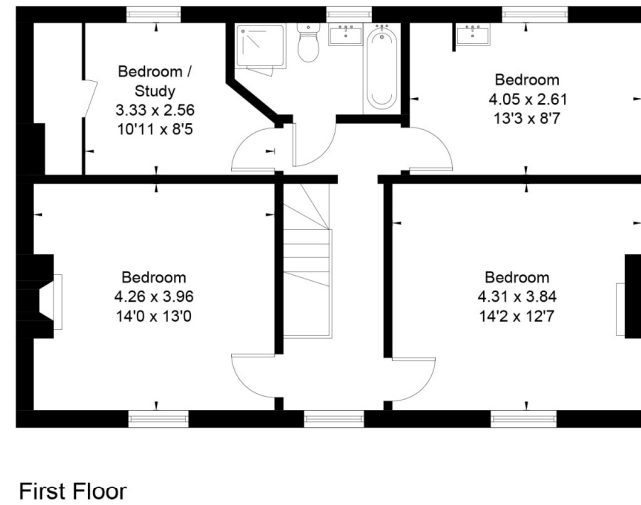
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Salisbury Road Marlborough, SN8  
 Approximate Area = 1897 sq ft / 176.2 sq m  
 Garage = 146 sq ft / 13.6 sq m  
 Total = 2043 sq ft / 189.8 sq m



= Reduced head height below 1.5m



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 #97885

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**IMPORTANT INFORMATION**

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