



ELCOT LANE,
MARLBOROUGH

Carter Jonas

HIGH VIEW, ELCOT LANE, MARLBOROUGH WILTSHIRE, SN8 2BA

AMENITIES

- 1526 square feet
- Detached bungalow
- Beautifully presented
- Four bedrooms
- Two bathrooms
- Driveway parking
- Gardens to front and rear
- Walking distance to High Street

DESCRIPTION

Located on the edge of Marlborough yet in walking distance of the town centre, High View is an impressive, detached bungalow set in an elevated position on Elcot Lane.

The property is presented in immaculate condition and has been extended and improved by the current owners to offer generously proportioned living accommodation spanning over 1500 square feet.

The stylish, modern kitchen is fitted with a wide selection of built in units and appliances and has been built around the kitchen island. There is a lovely flow to the rooms with the main sitting room and dining room linking off the kitchen, proving a perfect set up for both entertaining and modern-day family life.

The garden room extension offers another flexible reception space and could be utilised as a playroom, study or snug. The utility room, accessed off the kitchen, has side access making it ideal for muddy boots and paws.

The principal bedroom is of a very good sized and benefits from a walk-in wardrobe and an ensuite bathroom with bath and separate shower. French doors open out to the patio, a great place to enjoy a morning coffee. There are two further double bedrooms and a smaller fourth bedroom which are all served by the well-appointed family shower room.

OUTSIDE

The property is approached from Elcot Lane with ample driveway parking for numerous cars. There is a large area to the front of the property, which is mainly gravelled and designed with low maintenance in mind. There are raised beds offering the perfect spot to grow plants and vegetables and two useful garden sheds for handy storage.

The beautifully maintained rear garden is mainly laid to lawn with mature tree, shrub and flowers borders. The garden has a very private feel to it and given its southerly aspect, enjoys an abundance of sunshine. There is a large, paved terrace running along the back of the house and a covered gazebo area, ideal for outside entertaining.

A SPACIOUS AND MODERN FOUR BEDROOM BUNGALOW WITH DRIVEWAY PARKING AND GARDENS QUIETLY SITUATED WITHIN WALKING DISTANCE OF THE HIGH STREET.



SITUATION

Elcot Lane, on the eastern side of Marlborough yet within easy walking distance of the popular High Street. 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 and popular restaurants include: Rick Stein's, Dan's, Pino's and Ask. The independent Parade Cinema shows 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. Marlborough has excellent schooling with St Johns Academy and is also home to the renowned private school Marlborough College. 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.

GUIDE PRICE: £650,000 (Subject to Contract)

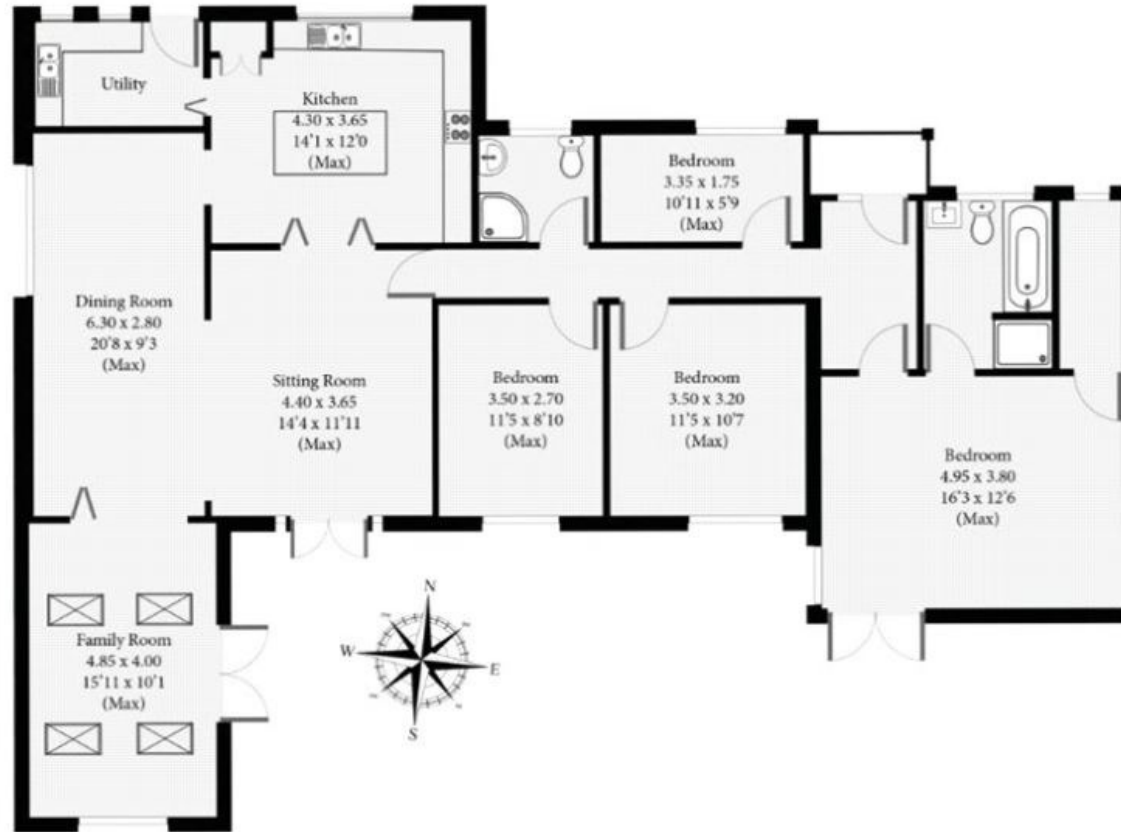
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Approximate GIA
142 Square Metres 1526 Square Feet

Ground Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale
Outbuildings are not shown to scale or orientation
Produced by Lightfall

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: E
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

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IMPORTANT INFORMATION

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