



**FIVE STILES ROAD,
MARLBOROUGH**

Carter Jonas

29 FIVE STILES ROAD, MARLBOROUGH, SN8 4BB

AMENITIES

- Semi-Detached
- Kitchen/Dining Room
- Sitting Room
- Four Double Bedrooms
- Garden
- Ample Parking
- Potential to Extend
- Flexible Living Accommodation

SITUATION

Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes 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 newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

29 Five Stiles Road is a semi-detached family home offering generously proportioned and flexible living accommodation. The property offers scope for further improvement or extension, subject to obtaining the necessary planning permission and is within easy walking distance to St John's School.

The sitting room, with wood burning stove has views out onto the paved patio and garden beyond. Across the hall is the open plan kitchen/dining room which is fitted with a range of wall and base units and is large enough to house an 8-seater dining table. An adjoining utility room with access to the rear garden is ideal for muddy boots and paws.

The principal bedroom is on the ground floor and has its own ensuite shower room. This room could easily be used as an annexe as it has its own entrance, making it the perfect place for older children or elderly relatives.

Upstairs are three further double bedroom which are served by the well-appointed family bathroom.

A GENEROUSLY PROPORTIONED SEMI-DETACHED HOME, WITH SCOPE TO EXTEND, WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND OFFERED WITH NO ONWARD CHAIN.



OUTSIDE

The house is approached via a five-bar gate and opens onto a large, gravelled area providing ample parking for several vehicles. Benefitting from a larger than average plot, the rear garden is fully enclosed and is mainly laid to lawn. A good-sized paved area provides the perfect spot for outside entertaining or sitting out enjoying the sunshine. A brick built outbuilding provides storage, and it has power, light and a phone line and could easily be converted into a home office, with the necessary permissions.

GUIDE PRICE: £390,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Five Stiles Road, SN8

Approximate Area = 1252 sq ft / 116.3 sq m

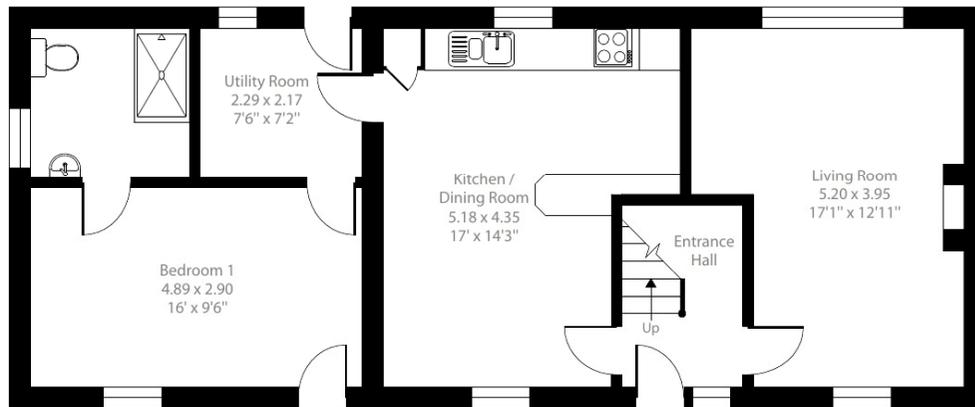
Outbuilding = 103 sq ft / 9.6 sq m

Total = 1355 sq ft / 125.9 sq m

For identification only - Not to scale



First Floor



Ground Floor

SERVICES AND MATERIAL INFORMATION

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1165437

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