



St. Johns Mews, New Road
Marlborough, Wiltshire, SN8



Beyond your expectations

A Stylish Town House With Parking

Hamptons International

20 High Street, Marlborough, Wiltshire, SN8 1AA
Sales. 01672 516256
marlborough@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Living/Dining/Kitchen Area | 3 Bedrooms (Ensuite Shower/Wet Room) | Bathroom | Parking Space

Guide Price £260,000 Freehold

Description

A stylish mews house arranged over three floors with the open plan living room on the first floor to benefit from the views over the town and towards Savernake Forest. The property was built a few years ago and of particular note is the under floor heating and camera security system.

On the ground floor there is a bedroom with contemporary ensuite wet room, ideal as a guest suite.

The first floor boasts open plan living with a fully fitted kitchen with a modern range of appliances and wall and floor units which extends into a generous main living space making it a very social and versatile.

The top floor comprises two further double bedrooms and a bathroom.

Outside

There is designated parking.

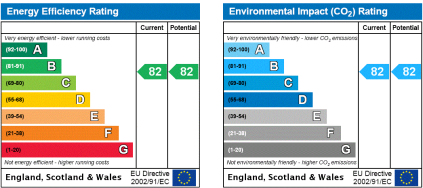
Location

New Road is located a few steps away from the historic High Street of the old market town of Marlborough, which provides an extensive range of shopping facilities, a twice-weekly market, a public library and various restaurants and pubs. The town is well served by a good range of schools and benefits from a sports centre with an indoor swimming pool. Access to the M4 motorway is at junction 15 and the commercial centre of Swindon is

about 12 miles, from which there is a regular rail service to London. The countryside surrounding the town is designated as an Area of Outstanding Natural Beauty and includes nearby Savernake Forest.

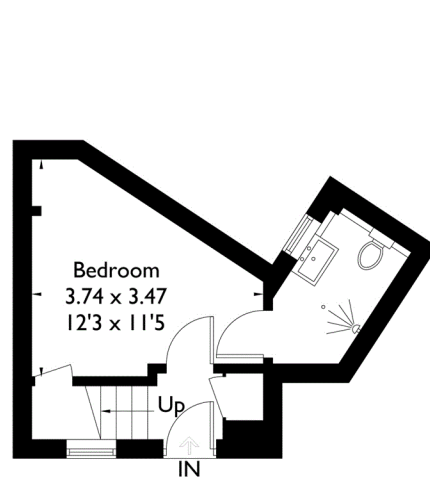
Additional Information

Services: Mains water, electricity and drainage.
Underfloor heating.

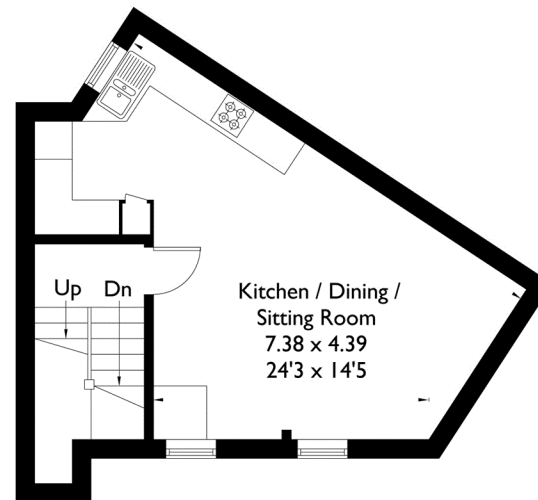


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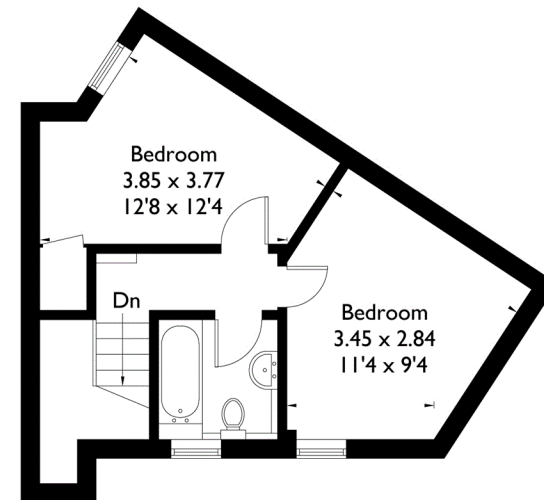
Approximate Gross Internal Area
86.9 sq m / 935 sq ft



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2015 0845 6344080 Ref: I50894

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

