



Five Alls Court, London Road
Marlborough, Wiltshire, SN8

HAMPTONS
INTERNATIONAL

Beyond your expectations

Beautiful 2 Bedroom Property Within Walking Distance of Town

Entrance Hall | Open Plan Kitchen/Living/Dining Room | Utility Room | Cloakroom | 2 Bedrooms | Shower Room | Private Enclosed Garden | Oak Framed Car Port | Parking For 2 Cars | Town Location

Guide Price £440,000 Share of Freehold

Description

8 Five Alls Court is a charming cottage set in a quiet, tucked away location, but is still close to the day to day amenities of Marlborough's Historic High Street. The ground floor accommodation is open plan with a large living/dining area and a well equipped kitchen, which has recently been updated with granite worktops, under cupboard freezer and dishwasher, a gas hob and an eye level double oven. There is a breakfast bar with seating for 4. This lovely room also benefits from oak flooring with underfloor heating. There is a new extension offering a bright carpeted living area, with a large roof lantern with spring loaded blinds, a working gas fire and bi-folding doors opening to a patio area and well kept garden. There is also a downstairs cloakroom/boot room and under stairs storage, with room for a washing machine.

On the first floor there are two bedrooms both with fitted wardrobes and a shower room. In all this is a wonderful house presented with much style and flair.

Outside

The property has a private enclosed garden to the rear which has been beautifully landscaped and is a mix of lawn and patio, with raised planters. There is a timber framed car port, which is accessed by double gates from the private road and has room for 2 cars to park here.

Location

London Road is within walking distance of Marlborough

High Street. The town 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 schooling and benefits from a sports centre with an indoor swimming pool. Access to the M4 motorway junction 15 is approximately 10 miles away and the expanding commercial centre of Swindon is about 12 miles. There are regular rail services from Swindon, Pewsey (7 miles) and Hungerford (10 miles) to London Paddington. The countryside surrounding the town is designated as an Area of Outstanding Natural Beauty and includes nearby Savernake Forest and Avebury.

Additional Information

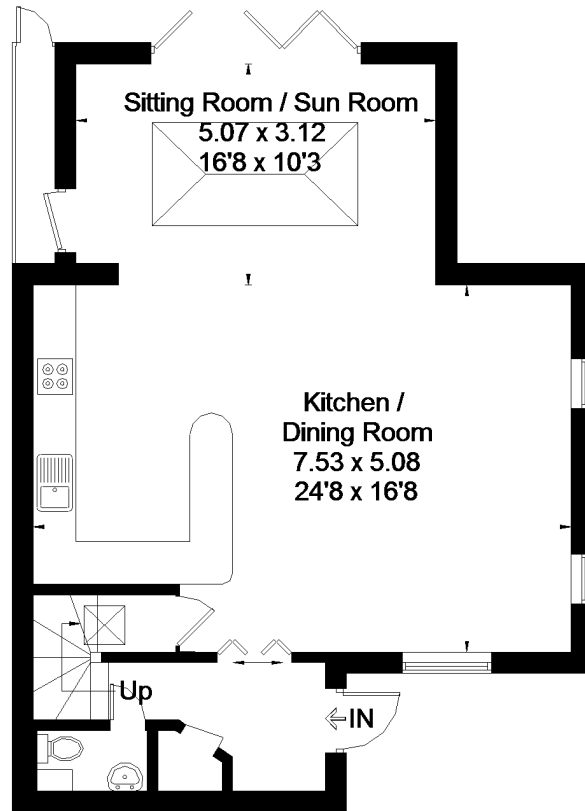
Services: All mains services connected. Management Charge: £300 per quarter.



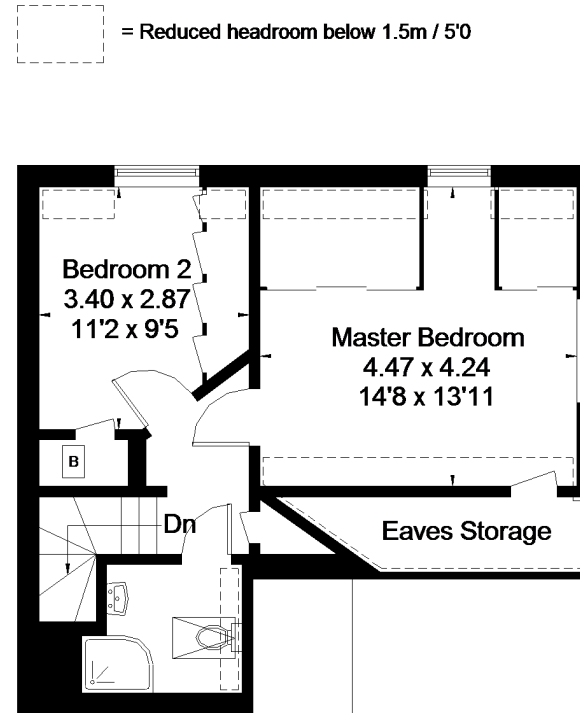
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft
(Excluding Eaves Storage)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 168817

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.

