



George Lane, Marlborough
Wiltshire, SN8



Beyond your expectations

Three Bedroom Bungalow With Landscaped Gardens And Parking

Kitchen/Dining Room | Sitting Room | Three Bedrooms | Study | Family Bathroom | Guest Shower Room | Off Street Parking | Landscaped Garden | Close to Town Centre

Guide Price £635,000 Freehold

Description

A bright and airy bungalow benefitting from recent refurbishments. The main entrance opens to a hallway and glass doors to the main living area, with access also to a guest shower room/WC, separate utility area with space for a washing machine and dryer. There is a well appointed kitchen/dining room with spacious storage, granite work tops, range style cooker, space for dishwasher and fridge/freezer, a vaulted ceiling height adds a lovely spacious feel, as do the bi-fold doors to the patio. The L shaped sitting room offers plenty of space, beautiful wooden floors, (which run throughout the reception and bedroom areas) doors to the patio, and access to the Study, (a recent extension) which has a fabulous roof light and further doors to the patio and third bedroom. There are two other bedrooms off the central hall area, one with fitted cupboards, a lovely family bathroom in neutral shades with wood panel detail and access to the original front door.

Outside

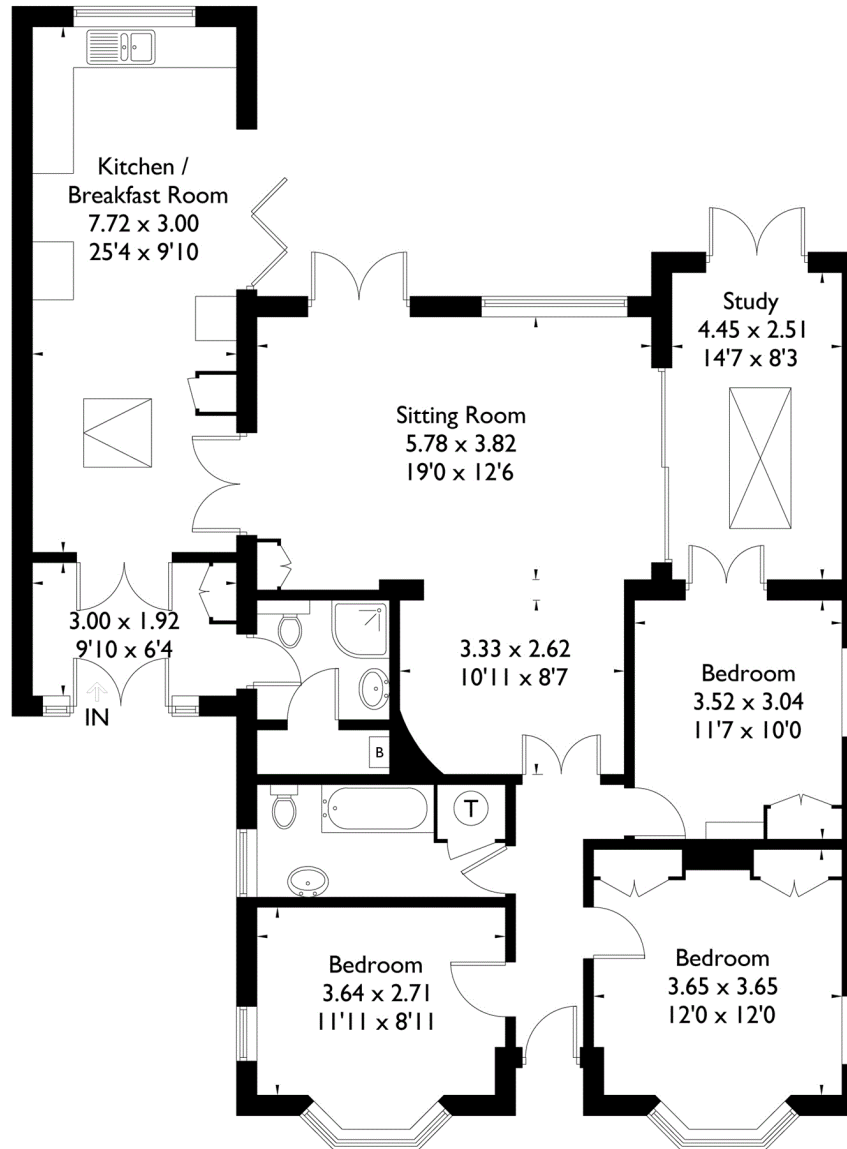
The bungalow has a private drive offering plenty of parking. There is a large patio/sun terrace adjoining the bungalow, perfect for outside entertaining. The wonderful landscaped garden offers a mix of lawn, well stocked borders, shrubs and trees, a stone path the length of the garden leads to an additional patio/seating area, there is also a greenhouse, workshop and storage shed.

Location

George Lane is within easy reach of Marlborough High Street. The historic market town provides an extensive range facilities, twice weekly market, library and various pubs and restaurants. The town is well served with a host of excellent schools, and benefits from a sports centre with a swimming pool. Marlborough is well located for access to the M4 (Junction 15 about 10 miles) and Swindon is about 12 miles offering a regular rail service to London Paddington and the South West. There are additional stations in Pewsey and Great Bedwyn (both about 7 miles). The surrounding countryside is designated an Area of Outstanding Natural Beauty and offers good walking and cycling opportunities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



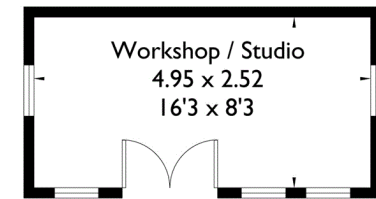
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Approximate Gross Internal Area = 131.1 sq m / 1411 sq ft

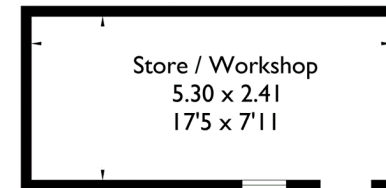
Store / Workshop = 12.7 sq m / 137 sq ft

Workshop / Studio = 12.3 sq m / 132 sq ft

Total = 156.1 sq m / 1680 sq ft



Workshop / Studio
(Not Shown In Actual
Location / Orientation)



Store / Workshop
(Not Shown In Actual
Location / Orientation)

Floorplanz © 2016
0845 6344080 Ref: 170204

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.

