



FREEHOLD GUIDE PRICE

£450,000

9 Baywater

Marlborough SN8 1DX



A beautifully presented detached home on a generous sized plot, surrounded by three mature gardens with wonderful open views. This hidden gem has a private driveway with double gates leading to a detached garage and ample parking for at least four cars, early viewing essential.

- Fitted new Wren kitchen
- Newly fitted cloakroom
- Underfloor heating in bathroom
- Multi fuel stove and gas fire
- Double glazed throughout
- Electric sun awning
- New consumer unit
- Ladders to two boarded lofts
- Potential for 4th bedroom/office
- 12 sq. m storage area/playroom



LOCATION

With bi-weekly markets, numerous leisure facilities and clubs, shops ranging from Waitrose to Rick Stein's restaurant, beautiful Marlborough is a historic market town offering a quality lifestyle – perfect for those wishing to escape the city and work from home or those wishing to retire here. Stunning countryside surrounds the town, AONB chalk downland, the pristine River Kennet, Savernake Forest, the Ridgeway, Avebury; all superb for walking, cycling or raising young family engaged with nature. Reputable schools abound, including St John's Academy, Marlborough College, Dauntsey's and St. Francis. Yet for those needing to commute or explore further afield, nearby train connections to London Paddington and the South West are available at Pewsey, Great Bedwyn, Hungerford and Swindon. With the M4, A303 and M3 all within easy reach, towns from Reading to Bristol and Southampton to Cirencester and Gloucester are less than an hour away by car.

DESCRIPTION

Rarely available, an opportunity to acquire one of 18 unique houses designed and built in 1984 in a quiet cul-de-sac on the edge of Marlborough with stunning views over the River Og valley and beyond. With marvellous dark night skies, tucked away from traffic, this wonderful family home is just a 10 minute walk into Marlborough High Street and a 5 minute walk to Marlborough Common and golf course.





OUTSIDE

The property enjoys three beautiful gardens; a mature south facing front garden, well stocked with a variety of attractive shrubs, plants, flowers and trees. A west facing sun trap tiered and paved patio garden provides privacy for a barbecue or hot tub, or you can relax in the east facing lawned garden with a morning coffee, watching soaring red kites and taking in the views.

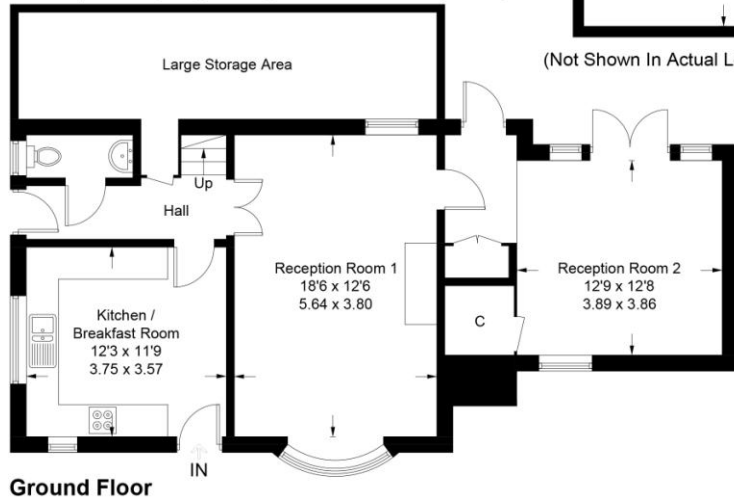
SERVICES

All services are connected. Gas central heating and hot water are provided by means of a recently installed Worcester Bosch boiler, controlled via a smart Wave thermostat. There are two outside taps and mains power to the west garden and garage. Energy Efficiency Rating D.

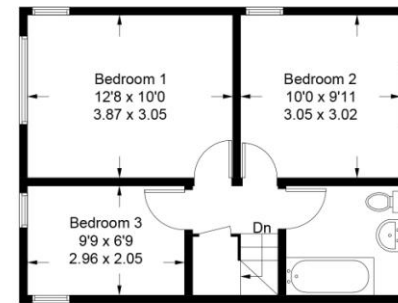
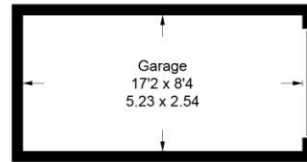


9 Baywater

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 115.1 sq m / 1239 sq ft
(Excluding Large Storage Area / External Cupboard)



(Not Shown In Actual Location / Orientation)



First Floor



jones robinson

SIMUL MOVERE

139b High Street
Marlborough
Wiltshire
SN8 1HN

01672 556640
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £405 per referral based on total referrals across all offices in 2019). For referrals to our recommended conveyancing firm, the average referral fee across all offices is £335 per referral and our contractors (including EPC providers) pay us an average fee of £13 per referral (based on total Jones Robinson Group referrals in 2018). Full details of our referral fees are listed on our website.

