



CHERRY ORCHARD,
MARLBOROUGH

Carter Jonas

42 CHERRY ORCHARD, MARLBOROUGH, SN8 4AS

AMENITIES

- One Reception Room
- Kitchen
- Conservatory
- Three Bedrooms
- One Bathroom
- Garden

SITUATION

Cherry Orchard is situated in a quiet residential area within easy walking distance of the High Street. Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping discovered off the historic high street and the newly opened Parade cinema offers mainstream movies and delicious food. Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford

DESCRIPTION

A well-proportioned semi-detached house built under a tiled roof with red brick construction relieved by UPVC double glazed windows.

The spacious reception room enjoys good natural light off and leads through to the kitchen, with a range of fitted units. The conservatory extension offers an incredibly useful additional living space and could be used as a dining room or home office, depending on the need. The ground floor accommodation is completed by the good sized and contemporary shower room.

All three bedrooms are located on the first floor and the main bedroom, with an abundance of built in wardrobes, overlooks the front of the property. Both of the remaining bedrooms are of a good size and there is also access to the loft on the landing.

A FAMILY HOUSE WITH SCOPE TO MODERNISE LOCATED ON THE EDGE OF MARLBOROUGH.



OUTSIDE

Set up and away from the road, the house is accessed via a pathway which runs through the beautifully landscaped front garden. There is also access around the side of the house to the rear garden, which is part paved and part laid to lawn. There are two wooden sheds for storage of garden equipment.

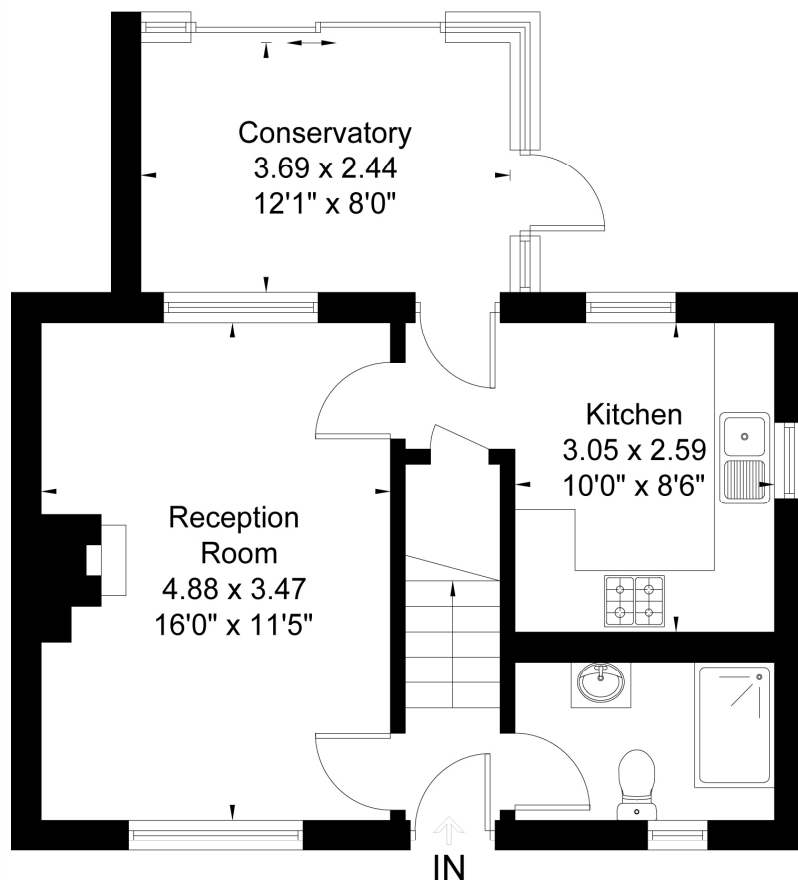
TENURE Freehold

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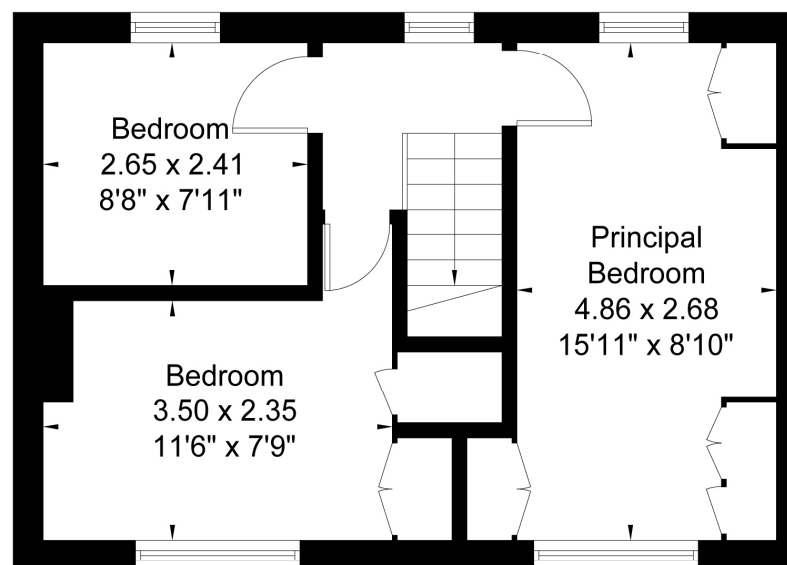
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Cherry Orchard, Marlborough, SN8
Approximate Area = 894 sq ft / 83.1 sq m
Including Limited Use Area (4 sq ft / 0.4 sq m)



Ground Floor



First Floor

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

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Offices throughout the UK

IMPORTANT INFORMATION

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Classification L2 - Business Data