



**POULTON HILL,
MARLBOROUGH**

Carter Jonas

STRANDS, POULTON HILL, MARLBOROUGH, WILTSHIRE, SN8 1AZ

KEY FEATURES

- Close to Marlborough High Street (0.4 miles)
- Private
- Detached chalet bungalow
- Flexible accommodation
- Beautiful garden
- Driveway parking
- Garage
- No onward chain

A SPACIOUS DETACHED CHALET BUNGALOW BENEFITTING FROM STUNNING VIEWS AND ONLY A SHORT WALK FROM MARLBOROUGH HIGH STREET.



SITUATION

Strands is located towards the edge of Marlborough, close to where St. Martins meets Poulton Hill. Marlborough is a vibrant market town, and the house is located just a short walk from the High Street. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Rick Stein's, Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the independent Parade Cinema show a wide range of films and live theatre.

The leisure centre is located close to the centre of town and Marlborough Golf Club is located nearby. The town features regular live music events and an annual literature festival as well as a multitude of courses for all the family at Marlborough College Summer School. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

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

Located a short walk (0.4 miles) from Marlborough's historic High Street, Strands is spacious detached chalet bungalow occupying an elevated position enjoying far reaching views over the town.

The house and grounds benefit from a great deal of privacy and enjoy the best of both worlds, being so close to the town centre yet having easy access to the surrounding countryside.

Strands offers well-proportioned and flexible accommodation, and the spacious entrance hall sets the tone for the property. The bright and airy main sitting room is centred around the electric fireplace and provides access through to the conservatory beyond.

The kitchen dining/room is a fabulous room and fitted with a good range of floor and wall mounted units. Based around the central island, it is the perfect place for cooking and entertaining and leads seamlessly, via sliding doors, onto the decked terrace from where you can enjoy the glorious views.

There is a double bedroom on the ground floor which overlooks the front garden and benefits from an ensuite bathroom. This room could be utilised as a home office or as a snug. The second reception room, currently used as a piano room, could be utilised as a fourth bedroom depending on needs. A shower room and separate utility room complete the downstairs accommodation.

Heading upstairs, the two double bedrooms which are served by the well-appointed bathroom. There is a large airing cupboard on the landing and an abundance of storage throughout the property. The property benefits from having solar panels with a new inverter installed in 2023/24.

OUTSIDE

Strands is accessed via a shared driveway leading to a large, gravelled area offering ample car parking. There is a garage offering additional parking or handy storage.

The property is sat in a plot of just over 0.25 acres and a paved pathway leads to the front door. The garden has been beautifully maintained by the current owner and is mainly laid to lawn with a wide variety of mature trees and shrubs with flower borders. The decked terrace offers a spot for outdoor entertainment and to the rear of the property is a vegetable patch with a number of raised beds and a greenhouse.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating. Solar panels
- Council tax band: F
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £695,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



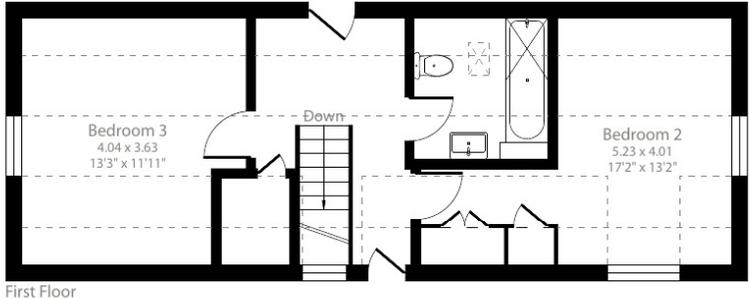
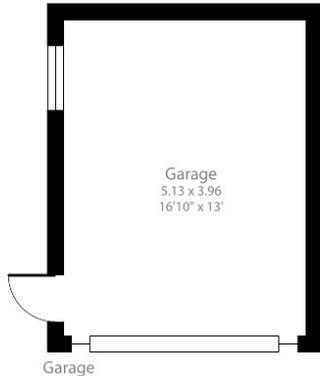
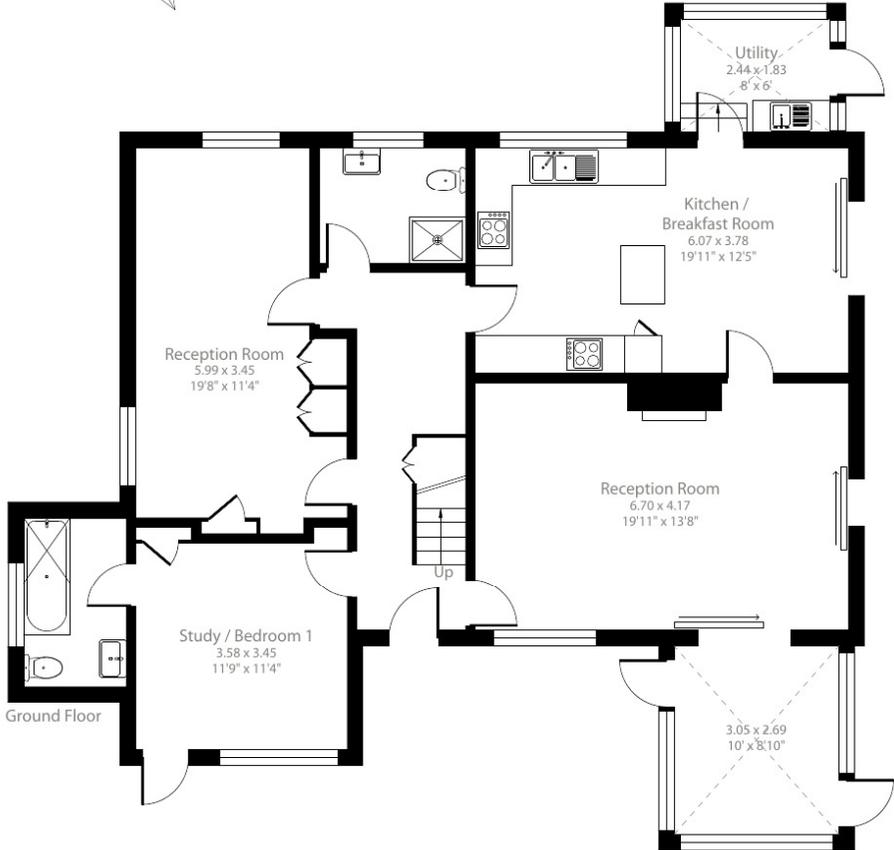


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Approximate Area = 1412 sq ft / 131.1 sq m
 Limited Use Area(s) = 344 sq ft / 31.9 sq m
 Garage = 219 sq ft / 20.3 sq m
 Total = 1975 sq ft / 183.3 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Carter Jonas. REF: 1165948

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