



**CROMWELL COURT,
MARLBOROUGH**

Carter Jonas

CROMWELL COURT, MARLBOROUGH. SN8 1EW

AMENITIES

- Reception Room
- Kitchen/Dining Room
- Four Large Bedrooms
- Office
- Garden
- Communal Garden
- Gated Development
- Garage and Off-Road Parking
- Visitor parking is also available

SITUATION

Marlborough is a thriving historical market town surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The High Street is renowned as the widest in Europe and boasts ample shopping and recreational facilities including a large Waitrose supermarket, local butcher and farmers market in addition to an abundance of shops and twice-weekly outdoor market. A host of wonderful cafes and tea rooms are within strolling distance alongside notable restaurants including Rick Stein's and Dan's. Marlborough Golf Club and local leisure centre provide excellent sporting facilities close by.

Although the town is perfectly self-sufficient it is also well placed for other towns including Hungerford (9 miles), Swindon (12 miles), Newbury (17 miles) and Salisbury (22 miles). Intercity (Paddington) rail access is just 50 minutes from Swindon station and the M4 is easily accessed within 10 minutes' drive.

DESCRIPTION

7 Cromwell Court is an immaculately presented and appealing town house set within this highly regarded gated development just off Marlborough High Street. The development has total privacy, accessed through secure electric gates leading to the garages and parking facilities. The communal courtyard is tucked away and offers complete peace and quiet within a small neighbourly community.

The house has been recently redecorated and provides a modern, light and airy feel throughout. The spacious reception room benefits from an abundance of natural light. The real heart of the home is the newly renovated open plan kitchen/dining room which opens out onto to the rear garden. This room again fills with plentiful natural light and the kitchen has been cleverly designed to maximise storage space as well as being fitted with high-end appliances. The kitchen island creates a central focal point with the dining area being large enough to fit a sizeable dining table, making this room the perfect place for evening meals and entertaining.

A MODERN, SPACIOUS TOWN HOUSE WITH PRIVATE PARKING, GARAGE AND GARDEN WITHIN MOMENTS OF THE HIGH STREET.



The house offers flexible living space throughout with four ample-sized double bedrooms on the upper floors with a separate study overlooking the rear garden. Three spacious bathrooms (two of which are en-suite) are set across the first and second floors and the ground floor has an additional WC. The rooms are all of very generous proportions throughout. Both loft and garage have been fully boarded out to create vast amounts of additional storage space.

OUTSIDE

The house has use of the beautifully kept landscaped communal courtyard garden to the front of the property. It also enjoys its own private low-maintenance garden to the rear with sleepers and a raised lounge area that functions as a glorious suntrap - perfect for al fresco dining in warmer months. The house comes with an allocated parking space and the largest garage in the development. Visitor parking is also available.

TENURE Leasehold - 999 years from 2002.

EPC BAND C **GUIDE PRICE** £750,000

Classification L2 - Business Data

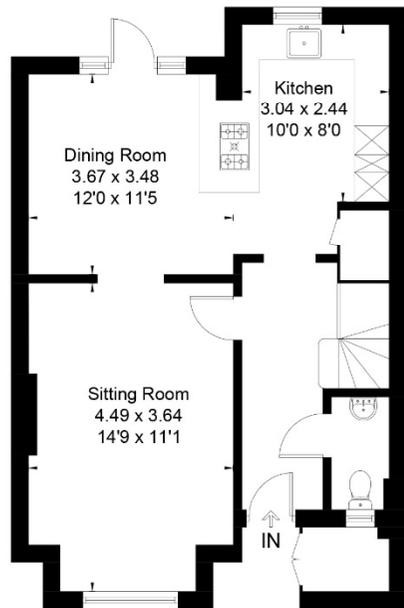


Classification L2 - Business Data

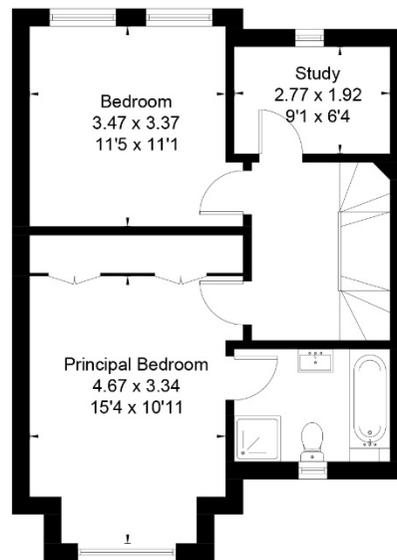
Cromwell Court Marlborough, SN8
 Approximate Area = 1660 sq ft / 154.2 sq m
 Garage = 229 sq ft / 21.3 sq m
 Total = 1889 sq ft / 175.5 sq m



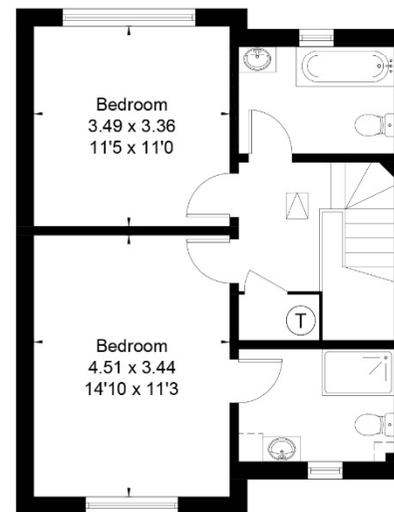
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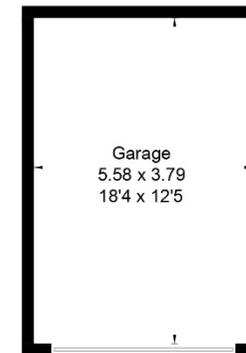
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



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