



**DUCKS MEADOW,  
MARLBOROUGH**

**Carter Jonas**

# 12 DUCKS MEADOW, MARLBOROUGH, SN8 4DE

## AMENITIES

- Three/ Four Bedrooms
- Reception
- Kitchen/ Breakfast room
- Garden
- No through Road
- Centre of Town Location
- Off-Road Parking
- Double Garage
- Roof Terrace with Views
- Solar Power

## SITUATION

Ducks Meadow is situated within easy walking distance of 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 offers an excellent round of golf in a stunning setting. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. St. Mary's CE Primary School is located nearby and is Ofsted rated "Good". 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

12 Ducks Meadow occupies a superb, elevated position, just a short walk from the High Street and boasting fabulous views over the town and beyond. If there is the need for more space, the property offers scope for further improvement as planning permission (PL/2023/10550) has been approved for the formation of new 2-storey side extensions and pitched roof dormers to the front elevation.

The downstairs accommodation comprises of three double bedrooms, a newly installed family bathroom and very handy utility room, allowing the first-floor reception rooms to enjoy the fabulous views across Marlborough.

Heading upstairs, the expansive kitchen / dining room has a lovely, contemporary feel. The kitchen is fitted with a good range built-in units and integrated appliances including electric hob, oven, integral dishwasher and fridge-freezer. Double doors provide access onto the rear terrace.

## A FABULOUS THREE/FOUR BEDROOM DETACHED HOUSE, CENTRALLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE WITH PARKING, TWO GARAGES AND ENJOYING GLORIOUS VIEWS.



The sitting room is a particularly good size, a spacious yet cosy room which enjoys a dual aspect. Sliding doors open onto the roof terrace, from where you can truly appreciate the far-reaching views over the town. Completing the top floor accommodation are bedroom 4 (or study) and a cloakroom at the end of the hallway.

There are solar panels at the property helping to provide a discount on electricity costs and if access to schools is what you're after, then both St Mary's Primary School and St John's Academy are a short walk away.

## OUTSIDE

Steps up to the property from the lane bisect the lawned front garden and garages and there is off road-parking for two vehicles. The private rear garden is of a good size and is laid mainly to lawn. It enjoys great privacy and also boasts a small, secluded patio area to enjoy the morning sun. There is an excellent terrace for al fresco entertaining accessed off living room from where you can enjoy amazing views of Marlborough and the hills beyond.

**GUIDE PRICE:** £700,000 (Subject to Contract)

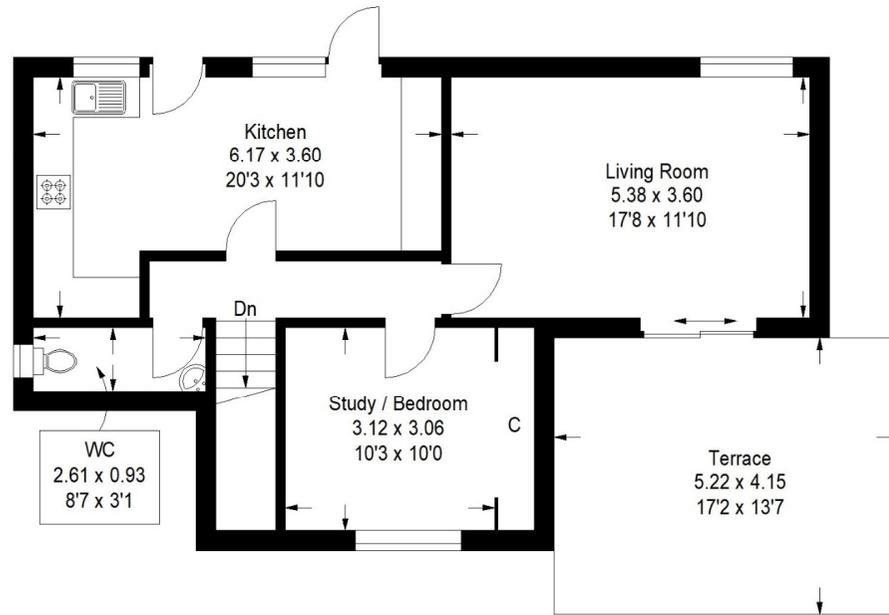
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data

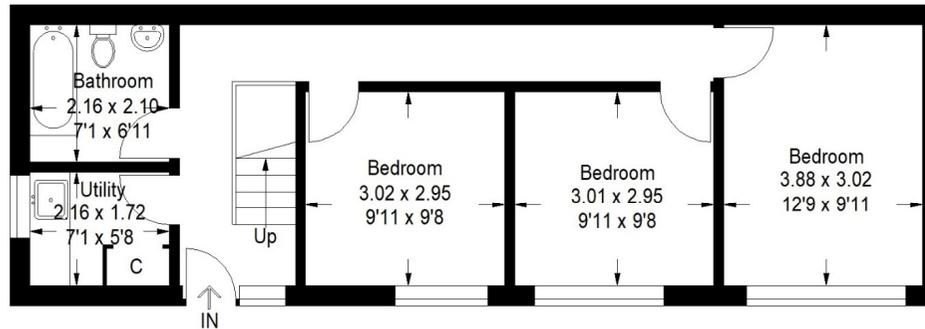


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Approximate Gross Internal Area  
113.7 sq m / 1224 sq ft



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID:451267/ Ref:66110)

**SERVICES AND MATERIAL INFORMATION**

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: F
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website

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