



**BACK LANE,  
MARLBOROUGH**

**Carter Jonas**



# THE OLD COURTS, BACK LANE, MARLBOROUGH, SN8 1JJ

**A SUBSTANTIAL DETACHED FAMILY HOME SET ON ONE OF MARLBOROUGH'S PRIME RESIDENTIAL ROADS.**

## KEY FEATURES

- 2547 square feet
- Prime Marlborough location
- Detached property
- Five bedrooms
- Two bathrooms
- Garage and driveway parking
- Landscaped garden
- Charming neighbourhood
- 2 minutes walking distance to the High Street



## SITUATION

The Old Courts is situated on Back Lane, moments from Marlborough High Street. Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include 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 off the historic high street and the independent Parade Cinema which shows 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. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

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

The Old Courts is a detached family home of brick-built elevations under a tiled roof. Extending to just under 2,500 sq.ft, well-proportioned rooms give excellent flow of accommodation with the inviting and spacious entrance hall setting the tone. The house enjoys an elegant feel, tastefully decorated throughout which enhances the natural light.

The main sitting room is the heart of the home running the entire depth of the house and being open plan to the dining area makes it ideal for entertaining or family meals. A second reception space is at the front of the property, and it is utilised as a snug room. It could alternatively be used as a playroom.

To the rear of the property is the kitchen/breakfast room which is fitted with a wide range of wall and base units and is large enough to sit a dining table. The kitchen enjoys views over the rear garden and double doors open out to the patio area. There is an adjoining utility room with dog door and side access, perfect for muddy paws and boots.

The conservatory, accessed from the main reception room, provides an additional living space to enjoy in the both the warm and cold months. The ground floor accommodation is completed by the downstairs cloakroom.

The staircase leads up to a generous landing on the first floor. The principal bedroom is located at the south-western end of the house and benefits from a dressing area and a good-sized ensuite bathroom. There are four further bedrooms, two of which are good sized doubles and have their own built-in wardrobes. The fourth bedroom is a large single with built in wardrobes and the fifth bedroom is currently used as a home office space but could easily be used as a single bedroom. These bedrooms are served by the well-appointed family bathroom.

## OUTSIDE

The house is approached via Back Lane with driveway parking for several vehicles. A detached double garage with an electric door provides further parking or ample storage space.

A key feature of this property is the beautifully maintained and well stocked garden, which in the past having been a tennis court for Marlborough College, is perfectly level, making it ideal for children and pets alike to run around and enjoy. The garden is fully enclosed and enjoys a good level of privacy. A paved patio area provides seating for enjoying the afternoon sunshine or for al-fresco dining. There is gated access to the garden at both sides of the property.

## SERVICES & MATERIAL INFORMATION

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

**GUIDE PRICE** £1,650,000 subject to contract

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



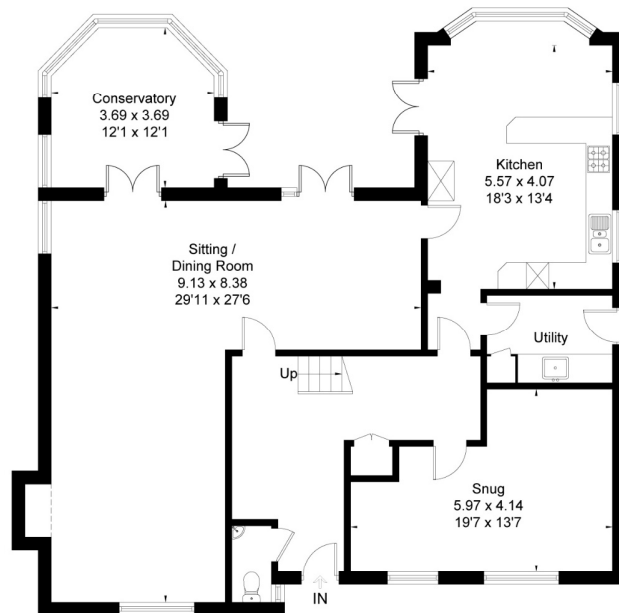




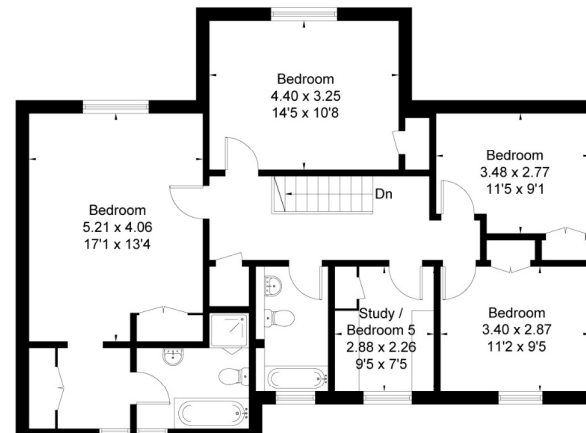
Classification L2 - Business Data



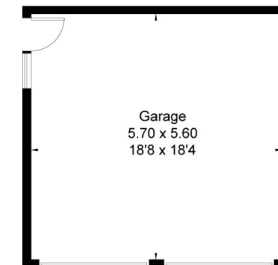
The Old Courts, Back Lane Marlborough, SN8  
 Approximate Area = 2547 sq ft / 236.6 sq m  
 Garage = 343 sq ft / 31.9 sq m  
 Total = 2890 sq ft / 268.5 sq m



Ground Floor



First Floor



(Not Shown In Actual  
 Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #84660

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