



ST. JOHNS CLOSE,  
MARLBOROUGH

Carter Jonas



# 25 ST. JOHNS CLOSE, MARLBOROUGH, SN8 1JX

## AMENITIES

- 1553 square feet
- Fabulous Kitchen/Dining Room
- 3/4 bedrooms
- Well-presented throughout
- Flexible accommodation
- Garage and Off-Road Parking
- South-East Facing Garden
- Close to Town Centre and The Common

## SITUATION

Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants including Dans, Pino's, Pizza Express and ASK. In addition, there are the shopping areas in Hillier's Yard and Hughenden Yard.

The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns including Swindon (12miles), Salisbury (22miles) Hungerford (9miles) and Newbury (17miles) and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

## DESCRIPTION

St Johns Close is set in a desirable and peaceful pocket of Marlborough, just a short walk from both the High Street and The Common.

At 1553 square feet, the house offers generous and flexible accommodation and comprises of red brick elevations and white painted render under a tiled roof, relieved by double glazed windows.

The contemporary kitchen/dining area is the real heart of the home and a fabulous room in which to entertain. This bright and airy room boasts a range cooker, pantry cupboard, beautiful wooden flooring and opens via patio doors onto the rear south-east facing garden and patio seating area.

The sitting room, centred around the log burner, is a spacious yet cosy space with much charm and a lovely feel to it. There is a second reception room on the other side of the entrance hallway which could double up as a further bedroom, should there be the need. A downstairs cloakroom and separate utility room complete the downstairs accommodation.

**A CHARMING THREE/FOUR BEDROOM FAMILY HOUSE WITH OFF STREET PARKING, LARGE SOUTH FACING GARDEN AND GARAGE OPPOSITE.**



The modern principal bedroom overlooks the rear garden and is complimented by a panelled ceiling, dressing room and ensuite bathroom with walk-in shower. The two further double bedrooms are served by the well-appointed family bathroom including freestanding roll top bath.

## OUTSIDE

The south-east facing garden is mostly laid to lawn with mature hedgerows and a good selection of trees and shrubs. Patio areas compliment both ends of the garden, making the most of the aspect. There is private driveway parking and a garage, and additional parking, opposite the house.

**GUIDE PRICE:** £725,000 (Subject to Contract)

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





Classification L2 - Business Data

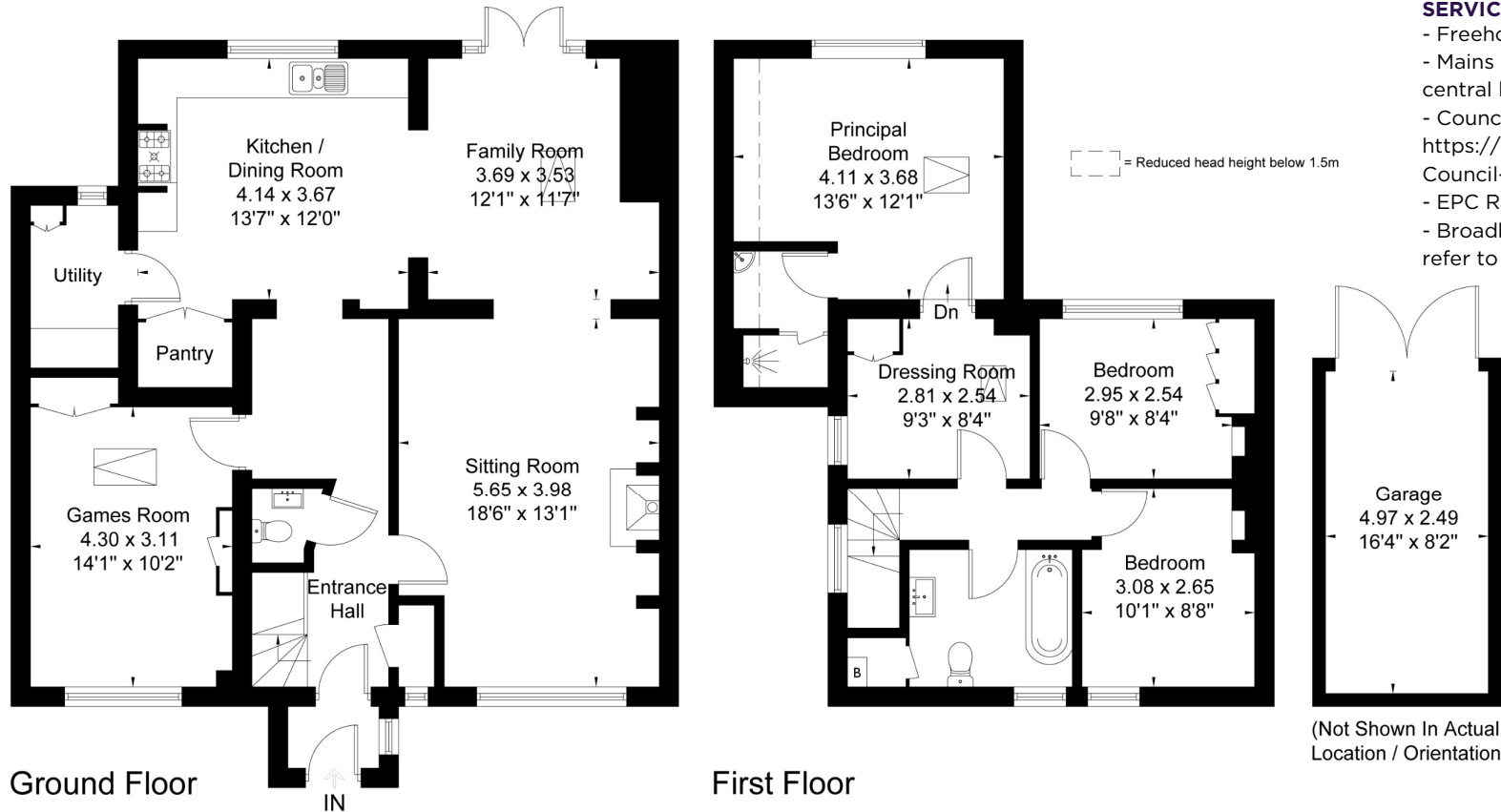


St. Johns Close, Marlborough, SN8  
 Approximate Area = 144.3 sq ft / 1553 sq m  
 Garage = 12.4 sq ft / 133 sq m  
 Total = 156.7 sq ft / 1686 sq m  
 Including Limited Use Area (2.3 sq m / 25 sq ft)



#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water and drainage. Gas fired central heating
- Council tax band: E  
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- EPC Rating - D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



Surveyed and drawn in accordance with the International Property Measurement Standards  
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