



**BATH ROAD,
MARLBOROUGH**

Carter Jonas

STARRES HILL, BATH ROAD, MARLBOROUGH, WILTSHIRE, SN8 1NN

A FINE COUNTRY HOME ON THE OUTSKIRTS OF MARLBOROUGH, SET IN GROUNDS OF MORE THAN 1 ACRE.

KEY FEATURES

- Six bedrooms
- Four bathrooms
- Kitchen and separate dining room
- Sitting room
- Family room
- Snug
- Study
- Utility room
- Garden (c1.02 acres in all)
- Ample driveway parking
- Double garage and gym
- Close to town centre



SITUATION

Starres Hill is located on the edge Marlborough, less than 1 mile from the High Street. Marlborough is a vibrant market town and the High Street enjoys the mantle of 'the widest high street in England'. 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. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. 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. 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

Starres Hill is an attractive, detached family house dating back to 1927. It is situated in a prominent position on the western edge of the popular market town of Marlborough and located within an Area of Outstanding Natural Beauty.

The property is tastefully presented to a high standard and has high ceilings and large windows. Due to its southerly aspect, the house is flooded with natural light and enjoys a lovely, warm feel throughout. At 3346 square feet, the property enjoys well-proportioned and flexible accommodation and is perfectly set up for modern day family life.

Through the front door you are greeted by the welcoming hallway, which gives access to the main living areas including the kitchen/breakfast room with its range of fitted units comprising cupboard and drawer sections with work surfaces over. The pantry and neighbouring utility room make for a practical set up. There is a lovely flow to the space and the kitchen leads seamlessly through into the conservatory / dining room and provides good space for formal entertaining and also a great seating area with garden views.

The principal sitting room is well proportioned and enjoys an outlook over the front garden, with double doors onto a sun terrace. The family room and snug offer excellent additional reception rooms and add a degree of flexibility to the living space. Despite being large in size, the family room enjoys a warm cosy feel and is centred around the open fireplace. A useful study and downstairs cloakroom complete the ground floor accommodation.

To the first floor is a good size landing providing access to all the bedrooms. Of particular note is the principal bedroom, not only for its generous proportions but also for the superb southerly views. It boasts a large dressing room with which leads through to the ensuite shower room. The two bedrooms at the western end of the house both enjoy ensuite shower rooms and there are three further bedrooms, all of a good size, which are served by the family bathroom.

OUTSIDE

Starres Hill is approached by a gravel driveway leading to an area which offers ample car parking in addition to the large double garage. The rear of the garage has been converted into a gym but could also double up as a perfect home office. This could, subject to obtaining the necessary consents, be converted should there be the need for ancillary accommodation.

The house sits centrally in the plot, with the mature garden surrounding the property and extending to approximately 1.02 acres in all. The gardens are a real feature of this delightful family home and have been meticulously cared for over the years. It offers wonderful privacy and an attractive expanse of open lawn interspersed by established borders and a wide array of shrubs, trees and flower borders. There is a large, paved terrace accessed off the dining room which provides the perfect place for outdoor entertaining in the warmer months.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains 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/>. We are advised the property has FTTP and Hyperfast broadband at 900Mbps

GUIDE PRICE "Offers over" £1,750,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Starres Hill, Bath Road Marlborough, SN8 1NN
 Approximate Area = 3346 sq ft / 310.9 sq m
 Outbuilding = 581 sq ft / 54.0 sq m
 Total = 3927 sq ft / 364.9 sq m
 (Including Garage / Excluding Sheds)



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 #76590

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