



PIPERS PIECE
MARLBOROUGH

Carter Jonas

4 PIPERS PIECE, MARLBOROUGH, SN8 1DJ

AMENITIES

- Sitting room
- Kitchen
- Dining room
- Garden room
- Three bedrooms
- Two bathrooms (one ensuite)
- South-east facing garden
- Garage
- Driveway parking for two cars

SITUATION

4 Pipers Piece is within walking distance of the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features an annual literary festival, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Enjoying a secluded position with a particularly private garden, 4 Pipers Piece is a well-proportioned three-bedroom detached house of brick elevations under a tiled roof and relieved by double glazed windows.

Due to its orientation, the property enjoys a wealth of natural light throughout and of particular note is the sitting room which provides a spacious yet cosy space and is centred around the open fireplace. The kitchen is a generous size and is fitted with an array of eye level and base units, a fitted dishwasher and washing machine. It has a lovely feel to it and flows seamlessly through to the dining area which, in turn, takes you out to the rear patio beyond. The garden room offers a very handy extra space and could be extended to create an extra reception room, subject to obtaining the necessary consents.

The main bedroom is located to the front of the property and has an

A WELL-PROPORTIONED THREE BEDROOM DETACHED BUNGALOW LOCATED IN A PEACEFUL LOCATION JUST MINUTES FROM MARLBOROUGH HIGH STREET.



abundance of built in wardrobes and a recently renovated ensuite shower room with a heated towel rail. The double guest bedroom is a very good size and there is also a single bedroom, which is currently being utilised as an office. Both bedrooms are served by the well-appointed bathroom, with separate shower.

OUTSIDE

The house is accessed via Blowhorn Street and the lane leads to a gated driveway with parking for two cars. Additionally, there is a garage which offers excellent storage space or further parking, should it be needed. The garden is south-east facing and is mainly laid to lawn with an array of trees and shrubs plus a useful garden storage shed. The owner has created a lovely, gravelled terrace which provides the perfect place to relax or for outdoor entertaining. There is also a rear patio area which is ideal for catching the late afternoon sun, in the warmer months.

TENURE Freehold **EPC BAND** D.

GUIDE PRICE: £475,000 (Subject to Contract)

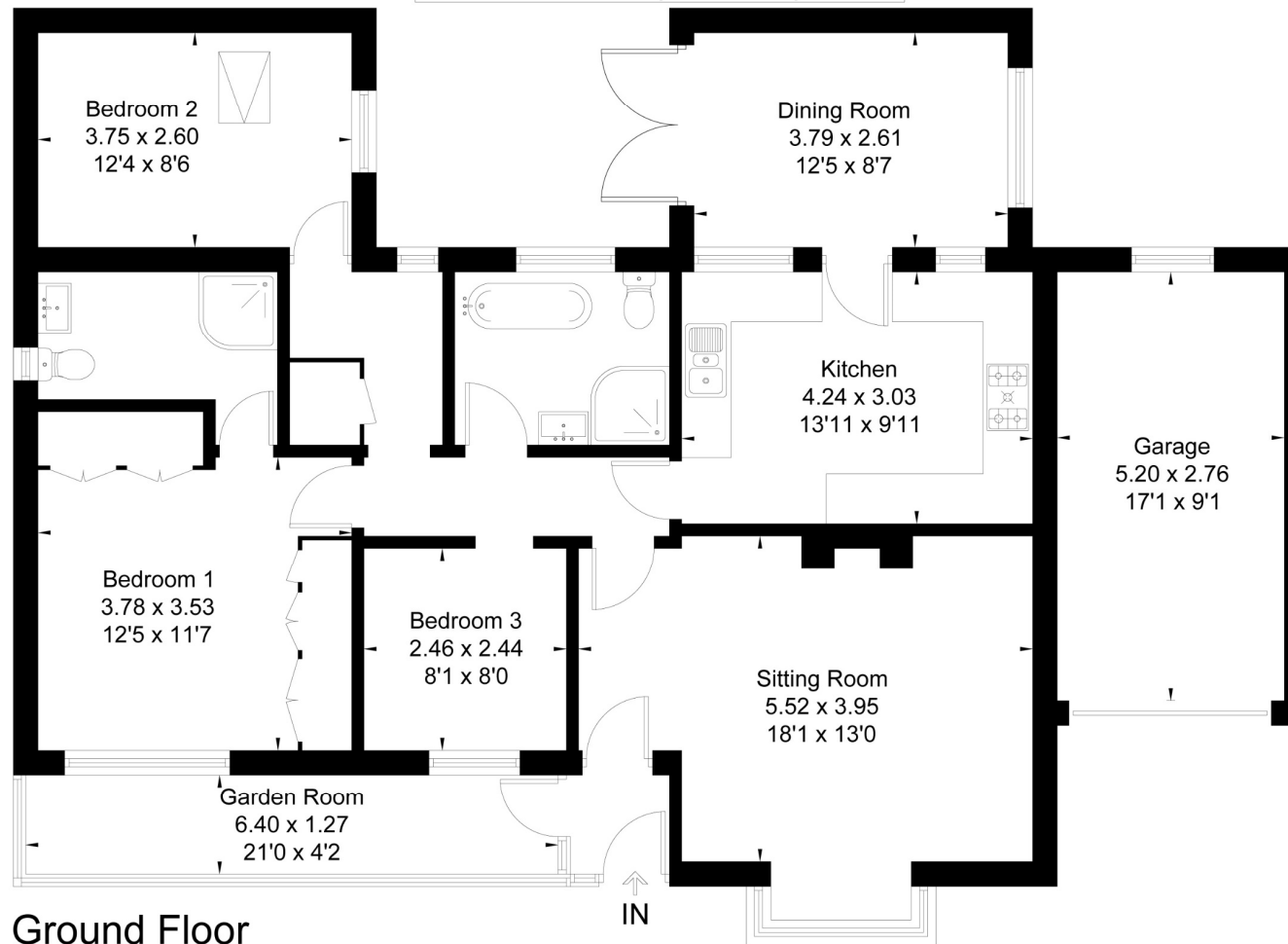
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



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Herd Street, Marlborough, SN8
Approximate Area = 1194 sq ft / 110.9 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1348 sq ft / 125.2 sq m



Ground Floor



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 #63134

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IMPORTANT INFORMATION

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