



ELCOT CLOSE,
MARLBOROUGH

Carter Jonas

4 ELCOT CLOSE, MARLBOROUGH, SN8 2BB

AMENITIES

- Detached family home
- Versatile accommodation
- Large garden
- Off-street parking
- Four bedrooms
- Town location
- Cul-de-sac
- No onward chain

SITUATION

Marlborough is a vibrant market town offering 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 a newly opened cinema at 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 annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

4 Elcot Close sits on a larger than average plot and is a detached family home offering versatile living accommodation. The property is within a quiet residential cul-de-sac of similar homes. Currently offering four bedrooms and four reception rooms, the property offers someone the opportunity of renovation and reconfiguration to make for a wonderful family home.

The internal layout could be altered to create either a large open plan kitchen/family room, or alternatively where the current utility room and office are, this could be utilised as a self-contained annexe for older children or relatives, or for running a business from home.

Subject to obtaining the necessary planning permissions, there is the opportunity of adding a second storey extension to both the left- and right-hand side of the property, therefore creating additional bedrooms to the first floor.

A DETACHED FAMILY HOUSE OFFERING VERSATILE LIVING ACCOMMODATION, IN NEED OF SOME RENOVATION AND RECONFIGURATION.



OUTSIDE

To the front of the property is a driveway providing parking for two to three vehicles and a lawned garden. A wooden gate provides side access to an area of hardstanding, ideal for a motor home and access to the garden beyond. The rear garden is mainly laid to lawn with an array of specimen tree, hedge and flower borders. A paved patio area creates the perfect place for family BBQ's or for sitting out and enjoying the sunshine.

GUIDE PRICE: £675,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

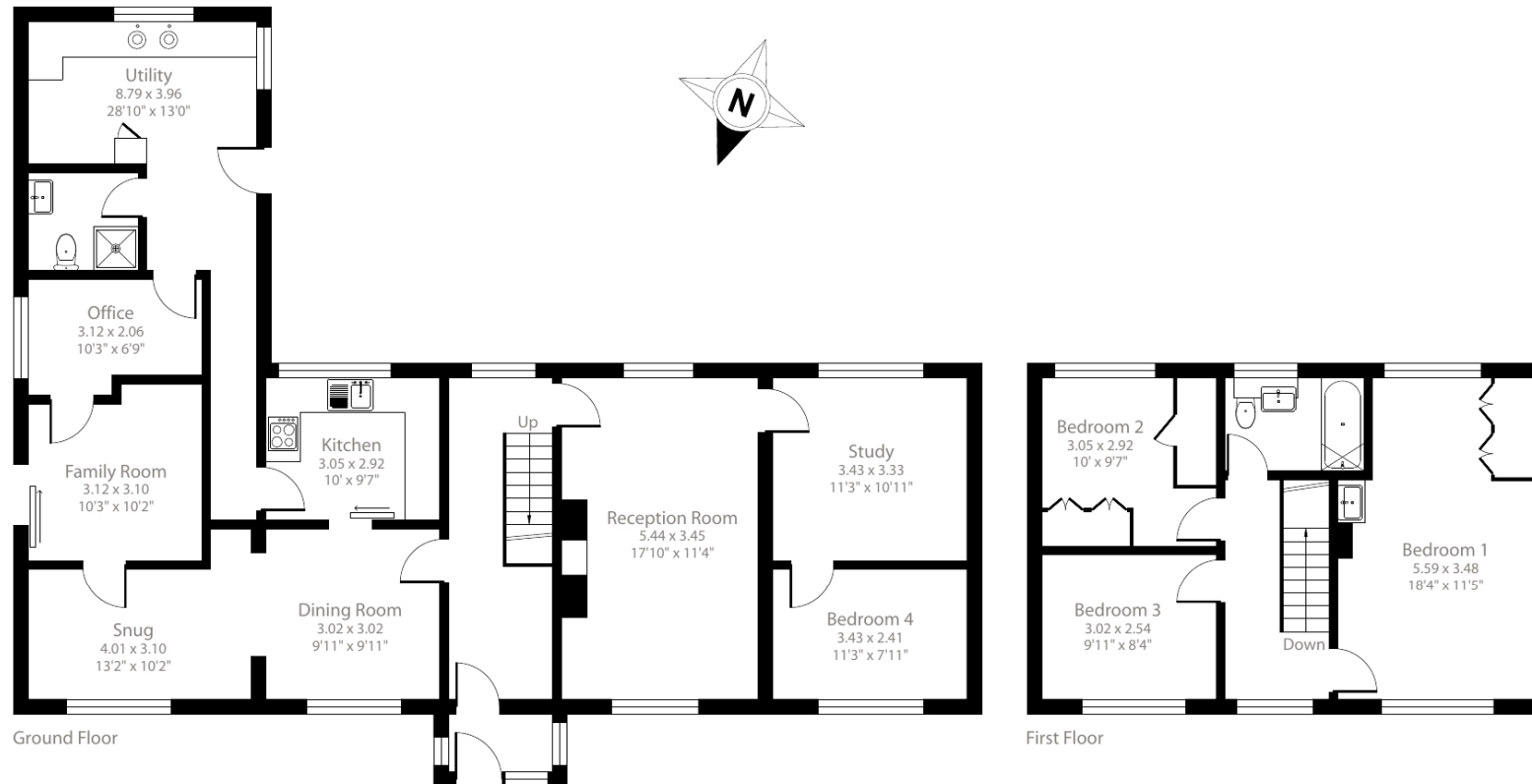
Elcot Close, Marlborough, SN8

Approximate Area = 1817 sq ft / 168.8 sq m

For identification only - Not to scale

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website
- Please note that there is a small area of Japanese Knotweed in the rear garden which is undergoing a treatment programme.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Carter Jonas. REF: 1192829

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