



**WOLSEY CLOSE,
MARLBOROUGH**

Carter Jonas

1 WOLSEY CLOSE, MARLBOROUGH, SN8 1EZ

AMENITIES

- Detached family home
- Sitting room
- Open plan kitchen/breakfast room
- Four bedrooms
- Garden
- Garage and parking
- Countryside views
- Town location

SITUATION

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. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

DESCRIPTION

Hawthorn Meadow is a new development surrounded by open countryside, whilst only being a mile from Marlborough High Street.

This detached family home, set on a corner plot, is move-in ready and offers wonderfully balanced accommodation throughout.

There is an open plan kitchen/dining room fitted with a range of wall and base units. To the right of the hallway is the dual aspect sitting room with double doors opening out to the rear garden. A utility room with access from the garden is perfect for muddy paws and boots and a cloakroom completes the downstairs accommodation.

Upstairs is the principal bedroom with its own ensuite shower room. There are three further bedrooms, all of which are served by the well-appointed family bathroom.

Please note that a £500 reservation fee is required to secure this home.

A NEW BUILD FOUR BEDROOM DETACHED FAMILY HOME ON THE POPULAR HAWTHORN MEADOW DEVELOPMENT.



OUTSIDE

To the front of the property is driveway parking and the detached single garage providing further parking or storage. Steps lead up to the front door. The rear garden is fully enclosed.

GUIDE PRICE: £489,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

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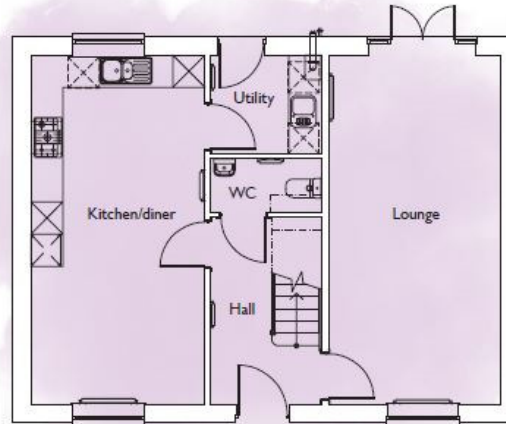
GROUND FLOOR

Lounge

6.49 m x 3.19 m
(21 ft 4" x 10 ft 6")

Kitchen/diner

6.49 m x 3.24 m
(21 ft 4" x 10 ft 8")



FIRST FLOOR

Bedroom 1

3.38 m x 2.97 m
(11 ft 1" x 9 ft 9")

Bedroom 2

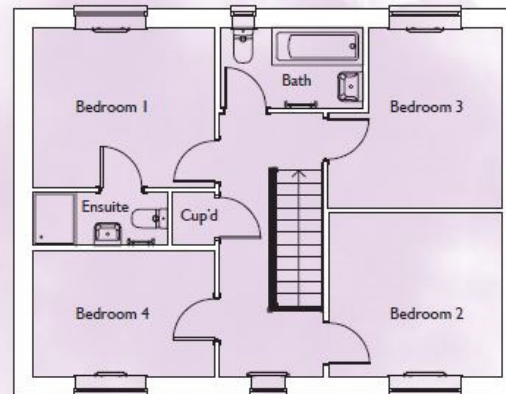
3.23 m x 3.04 m
(10 ft 7" x 9 ft 12")

Bedroom 3

3.35 m x 3.24 m
(10 ft 12" x 10 ft 8")

Bedroom 4

3.37 m x 2.35 m
(11 ft 1" x 7 ft 9")



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: TBC
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to Ofcom website

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