



**FIVE STILES ROAD,
MARLBOROUGH**

Carter Jonas

48 FIVE STILES ROAD, MARLBOROUGH, SN8 4BE

AMENITIES

- 3 Bedrooms
- 2 Reception Rooms
- Extensive Garden
- Driveway parking
- Home Office
- No onward chain

DESCRIPTION

This well presented three-bedroom semi-detached home is situated on Five Stiles Road, backing directly onto Savernake Forest. The enclosed porch leads through to a well-proportioned, dual-aspect sitting room. This room enjoys a lovely feeling of space and light, with sliding doors leading out to the patio. The adjoining dining room also enjoys sliding doors directly into the garden, while the kitchen, with a great range of fitted units and integrated appliances, is positioned to the front of the property, with a useful utility room between.

Upstairs, the property offers a substantial principal bedroom; there are two additional double bedrooms, all of which are served by the well-proportioned family bathroom. A sizeable loft offers extremely handy extra storage space.

OUTSIDE

Externally, the sizeable rear garden is mainly laid to lawn with a selection of mature trees and shrubs, providing good privacy. A patio, accessed off the sitting room, offers the ideal spot to sit and relax in the sunnier months whilst the well-appointed summer house, with light & power, works beautifully as a comfortable home office or children's playroom. To the front, there is a further area of lawn as well as a large driveway, offering ample car parking space.

SITUATION

Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and La Bobina.

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. Marlborough has excellent schooling with St Johns Academy close by.

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.

A SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOUSE, CONVENIENTLY LOCATED IN MARLBOROUGH



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Gas Central Heating
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details

The property was originally of PRC construction but was fully reconstructed in traditional brick construction in 1991, with certification issued. The house is structurally independent from the neighbouring property. Supporting documentation is available on request.

GUIDE PRICE: £350,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



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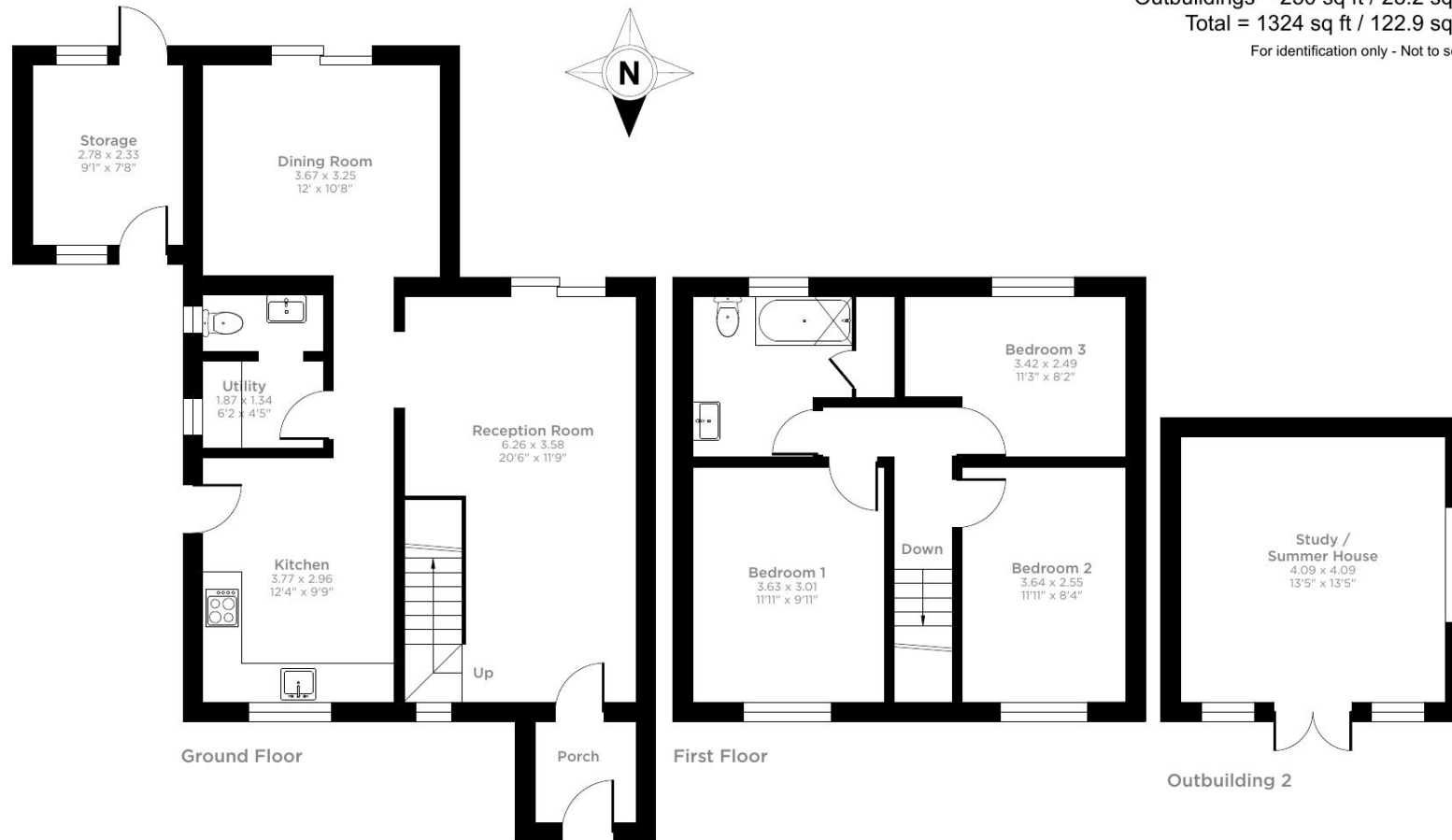
Five Stiles Road, Marlborough, SN8

Approximate Area = 1074 sq ft / 99.7 sq m

Outbuildings = 250 sq ft / 23.2 sq m

Total = 1324 sq ft / 122.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Carter Jonas. REF: 1403441

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