



**BATH ROAD,
MARLBOROUGH**

Carter Jonas

THUJA, BATH ROAD, MARLBOROUGH, WILTSHIRE, SN8 1NN

KEY FEATURES

- Five bedrooms
- Four bathrooms
- Kitchen and separate dining room
- 2 Sitting rooms
- Family room
- Study
- 2 Utility rooms
- Garden (c0.5 acres in all)
- Ample driveway parking
- Double garage and separate single garage
- Close to town centre

LOCATED JUST MOMENTS FROM MARLBOROUGH TOWN CENTRE, THIS IS A SUBSTANTIAL FIVE BEDROOM FAMILY HOUSE BOASTING MUCH CHARM THROUGHOUT.



SITUATION

Thuja 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

Thuja is situated in a prominent position on the western edge of the popular market town of Marlborough. It is located within an Area of Outstanding Natural Beauty and enjoys commanding southerly views over the surrounding countryside.

This spacious town house is believed to date from 1906 with later additions and at 4025 square feet offers generous accommodation, tastefully presented throughout with high ceilings and large windows.

On entering this fabulous home, you are welcomed into a bright spacious hallway with doors leading off to the principal reception rooms. Both sitting rooms have working fireplaces and enjoy generous bay windows that flood the rooms with natural light. There is a great flow to this house and off the main sitting room is the dining area, which in turn links seamlessly into the kitchen.

A spacious open plan kitchen/ breakfast room, perfect for entertaining and modern day living opens onto the west facing terrace. The kitchen has been fitted with a range of high-quality units centred around the island with integrated appliances, double width Belfast sink, drinks fridge and pantry.

There are two more impressive reception rooms, with the family/playroom and a beautiful, expansive study with working fireplace. The ground floor is completed by the cloakroom and two utility rooms, one of which provides direct access to the double garage.

The first floor enjoys five well-proportioned bedrooms. The main bedroom benefits from a tremendous outlook and boasts an abundance of fitted wardrobes and an ensuite bathroom. There is the opportunity to turn the adjacent office into a dressing room, should that be of preference.

The two main guest bedrooms, both with ensuite bathrooms, enjoy generous proportions and are located at the rear of the property. There are two further double bedrooms (one with a dressing room), which are both served by a large and well-appointed family bathroom.

OUTSIDE

The property is accessed via a gravel driveway leading up to the side of the house, where there is ample driveway parking for numerous vehicles with the universal electric charging point. This is in addition to the large, double garage which is attached to the house and a further single garage which offers handy extra storage.

The mature garden surrounds the property and extend to approximately 0.5 acres in total. The house sits towards the rear of the plot meaning the bulk of the garden lies to the south, enjoying the sunnier aspect. The garden is mainly laid to lawn with a great array of mature shrubs and plants. There is also a large terrace to the western side of the house, accessed off the kitchen, offering the ideal spot for outdoor entertaining.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

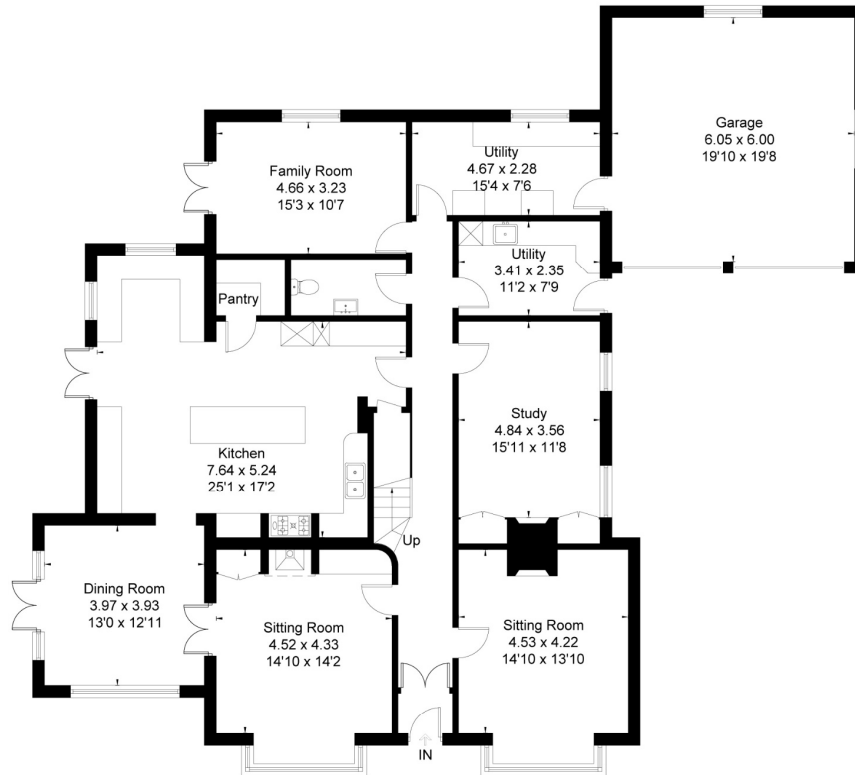
- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE "Offers over" £1,700,000 subject to contract

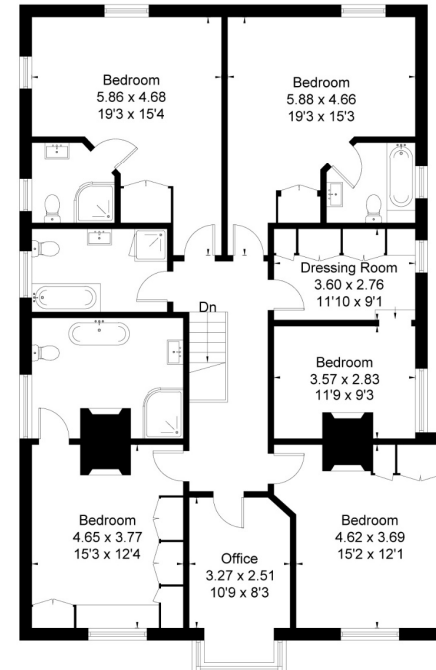
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



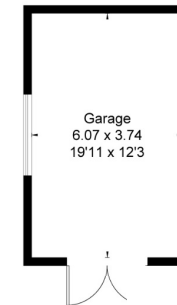
Bath Road Marlborough, SN8
 Approximate Area = 4025 sq ft / 373.9 sq m
 (Including Attached Garage)
 Detached Garage = 244 sq ft / 22.7 sq m
 Total = 4269 sq ft / 396.6 sq m



Ground Floor



First Floor



(Not Shown In Ac Location / Orient)



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 #87152

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