



WELLINGTON PLACE, BURDEROP, SN4
£2,995 per month*

Carter Jonas

WELLINGTON PLACE, BURDEROP, SN4

- New Build
- Four Bedrooms
- Downstairs Study / Bedroom
- High Speed Internet Included
- High Specification
- Garden
- Double Garage
- Stunning Location

LOCATION

Burderop Park is an exclusive development, currently in the final stages of completion by City & Country. Situated on the edge of the Marlborough Downs the development is set amongst an historic estate with 31 acres of parkland, a private residents garden and children's play area. There are plenty of nearby amenities, restaurants and shopping opportunities in the villages of Wroughton and Chiseldon, and the larger towns of Swindon and Marlborough. It has excellent road connections to Bristol, Reading, London and Heathrow and is only a short drive to junction 15 of the M4. Train links are less than five miles away offering a frequent service to London, Cardiff and other key destinations.

THE PROPERTY

This beautifully designed four-bedroom home comprises of a Carrara marble entrance hall and lobby, a large living room with bay window and rear french patio doors to the garden and decorative fireplace. There is a further reception room to the front of the property which would make an excellent study, snug or a potential 5th bedroom. The heart of the home is the spacious open plan kitchen, dining and living space which offers an excellent entertaining space. The triple aspect room can comfortably accommodate both a dining and living area, and benefits from patio doors to the rear garden. The kitchen is equipped with an integrated dishwasher, induction hob, island with extractor, integrated fridge freezer, single oven and microwave combi oven. Separate to the kitchen is a utility room with space for further white goods and a WC cloakroom in the entrance hall completes the ground floor.

A stunning four-bedroom detached house in the exclusive development of Burderop Park located on the edge of the Marlborough Downs within the North Wessex Area of Outstanding Natural Beauty.



Upstairs there are four bedrooms. Bedrooms 3 & 4 are spacious doubles and are similar in size. Both are served by a family bathroom with shower over bath. Bedroom 2 makes an excellent guest suite with built in wardrobes and an en-suite shower room. The impressive principal bedroom suite has a dressing area and ensuite with separate shower and bath.

Outside is a beautifully landscaped garden, patio area, and a double garage. The double garage benefits from two automated doors and an EV charging point can be installed by separate arrangement. The wider development has a large resident's garden and children's play area.

For more information on this exclusive development Please follow the link here:

<https://www.cityandcountry.co.uk/find-a-home/burderop-park-wiltshire/>

Council Tax Band: TBC

EPC: B

The holding deposit for the property will be £691.15 and the deposit £3,455.76 subject to the rent being as advertised at £2,995 pcm.

Services: Gas, Electric and mains drainage

Pets are considered strictly on a case-by-case basis.

Term: Landlord is looking for a long-term tenancy of more than 12 months.

ADDITIONAL INFORMATION

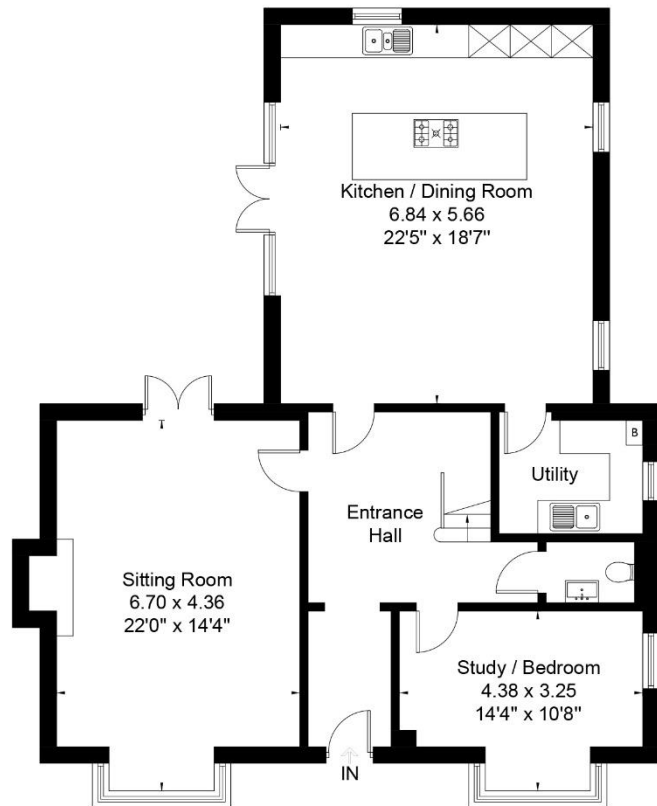
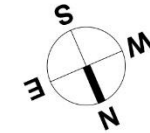
Offers	Available for a minimum term of 12 months, longer terms preferred
Viewing	Strictly by appointment
What3Words	
Location:	///loft.comet.worked



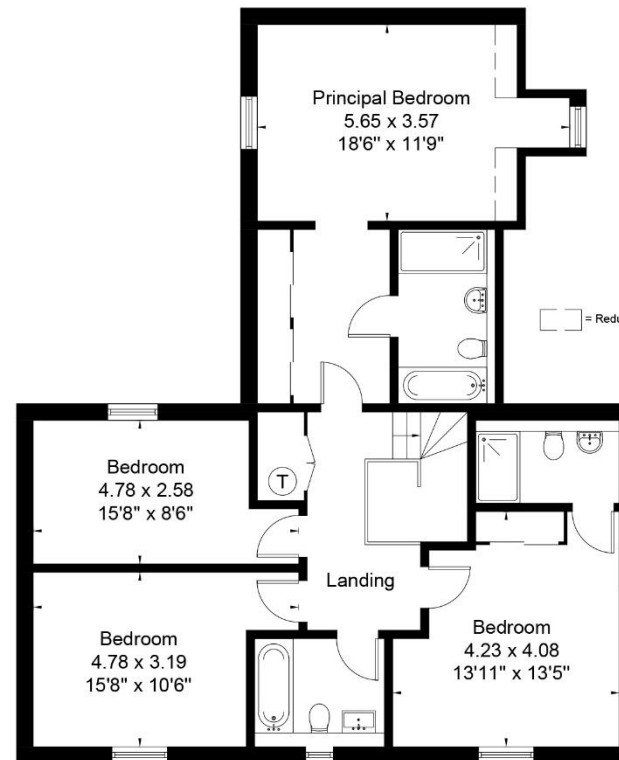




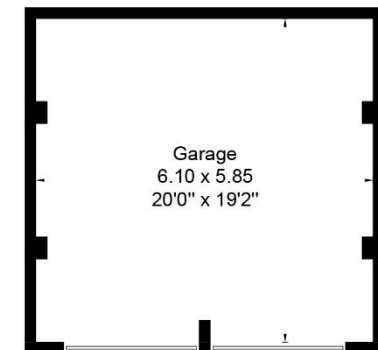
Approximate Area = 2181 sq ft / 202.6 sq m
 Garage = 384 sq ft / 35.7 sq m
 Total = 2565 sq ft / 238.3 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 326105

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

T: 01672 5

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk



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