



**ST. JOHNS CLOSE,
MARLBOROUGH**

Carter Jonas

9 ST. JOHNS CLOSE, MARLBOROUGH, SN8 1JX

AMENITIES

- Sitting Room
- Kitchen/breakfast Room
- Dining room
- Utility room
- Main Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden
- Off road parking
- Short walk to the High Street

SITUATION

Marlborough is a vibrant market town and the house is located just a short walk from the High Street which 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.

There is a variety of excellent schooling available at all levels in and around the town, with St. John's Marlborough (Ofsted Outstanding) and Marlborough College both within walking distance.

The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns including Swindon (12miles), Salisbury (22miles) Hungerford (9miles) and Newbury (17miles) and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at both Swindon and Hungerford.

DESCRIPTION

9 St. Johns Close is located on the edge of the desirable town of Marlborough and is a short walk from both the high street and Marlborough common. It comprises of red brick elevations and painted render under a tiled roof, relieved by double glazed windows.

This well-presented house offers a wonderful balance of living and entertaining space throughout. The large living room is a perfect space to relax or entertain and has French doors opening out onto the garden. The modern kitchen has a good range of fitted units and opens out onto the breakfast area. The ground floor is also home to a spacious dining room, utility room and cloakroom.

OCCUPYING AN ENVIABLE POSITION ON THE EDGE OF MARLBOROUGH, THIS IS A DELIGHTFUL FOUR BEDROOM FAMILY HOUSE WITH OFF ROAD PARKING AND GOOD-SIZED GARDEN.



The substantial principal bedroom, with ensuite shower room, is at the rear of the house and enjoys views over the common. The three further double bedrooms are served by the well-appointed family bathroom. The loft is fully boarded and provides a great space for storage.

OUTSIDE

The property has off road parking for at least two cars and is approached by a tarmac driveway. The rear garden is enclosed by mature hedging and closed panel fencing and offers great privacy. The garden is mainly laid to lawn with a range of colourful plants and shrubs around the border. There is a gravel pathway leading to the garden shed (which benefits from lighting and power), which offers very handy storage.

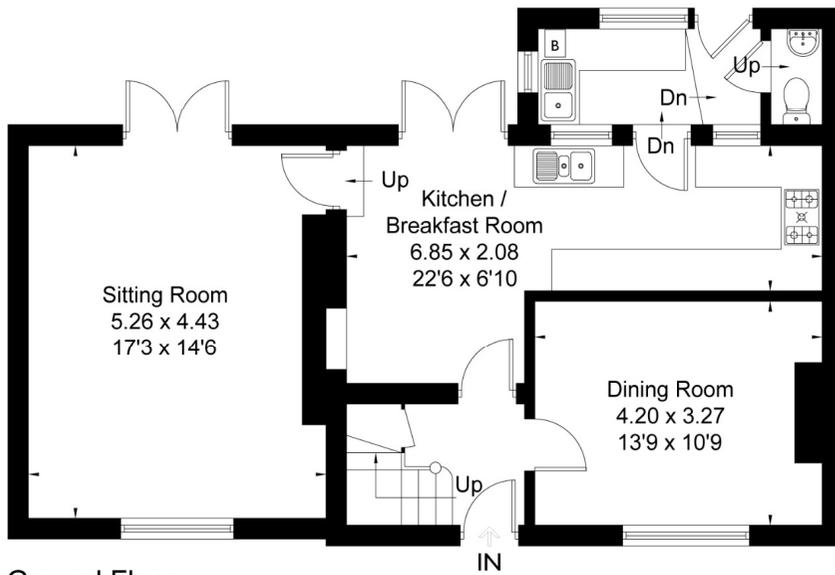
TENURE Freehold **EPC BAND** C.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

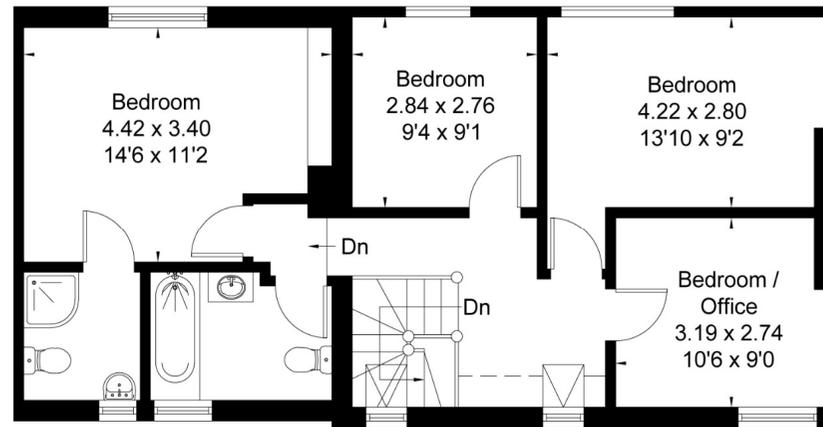
GUIDE PRICE: £700,000 (Subject to Contract)



9 St. Johns Close, Marlborough, SN8
Approximate Area = 136.7 sq ft / 1471 sq m
Including Limited Use Area (0.7 sq ft / 7 sq m)



Ground Floor



First Floor

Marlborough 01672 514 916
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