



AVALON, ELCOT LANE,  
MARLBOROUGH

Carter Jonas



# AVALON, ELCOT LANE, MARLBOROUGH, SN8 2BA

## AMENITIES

- Detached family home
- Sitting room
- Open plan kitchen/breakfast room
- Four bedrooms
- Garden
- Garage and parking
- Potential to extend
- Town location

## SITUATION

This spacious house is situated on Elcot Lane, on the eastern side of Marlborough yet within easy walking distance of the popular High Street. 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. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

## DESCRIPTION

Avalon is a detached mock Tudor family house offering generous living spaces and is presented to a high standard throughout. Upon entering the property, you are greeted by the good-sized hallway with original flooring and central staircase. There is a sitting room to the front which is ideal for a cinema room or snug. A conservatory provides an additional space. From the hallway is the utility room and cloakroom. The real heart of the home is the open plan kitchen/dining/living room which is the perfect place for family meals and entertaining. Access to the garden can be gained from this room, making it ideal in the summer months from bringing the outside in.

Upstairs there are four bedrooms, with the main bedroom having built in wardrobes and its own ensuite. The remainder of the bedrooms are served by the well-appointed family bathroom. The front bedrooms benefit from having views over the green and hills beyond.

**A MODERN AND DETACHED FAMILY HOME WHICH HAS BEEN RENOVATED THROUGHOUT, WITHIN WALKING DISTANCE OF TOWN.**



There is potential to further extend the property, which removes the conservatory and creates an additional reception room to the rear and extends the fourth bedroom upstairs into a larger double bedroom. The planning has been approved for this.

## OUTSIDE

To the front of the property are views across the village green space, allotments and hills beyond. There is ample gravelled parking and the ability for charging an electric vehicle. The attached single garage has an electric door, access to the rear garden and eaves storage above. The rear garden offers a large paved area, ideal for sitting out and enjoying the sunshine, there is space for a large hot tub and BBQ area. The main of the garden is laid to lawn with an array of trees and shrub borders. It is completely level making it ideal for children to run around and play. There is also gated access to London Road to the rear.

**GUIDE PRICE:** £900,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





Classification L2 - Business Data



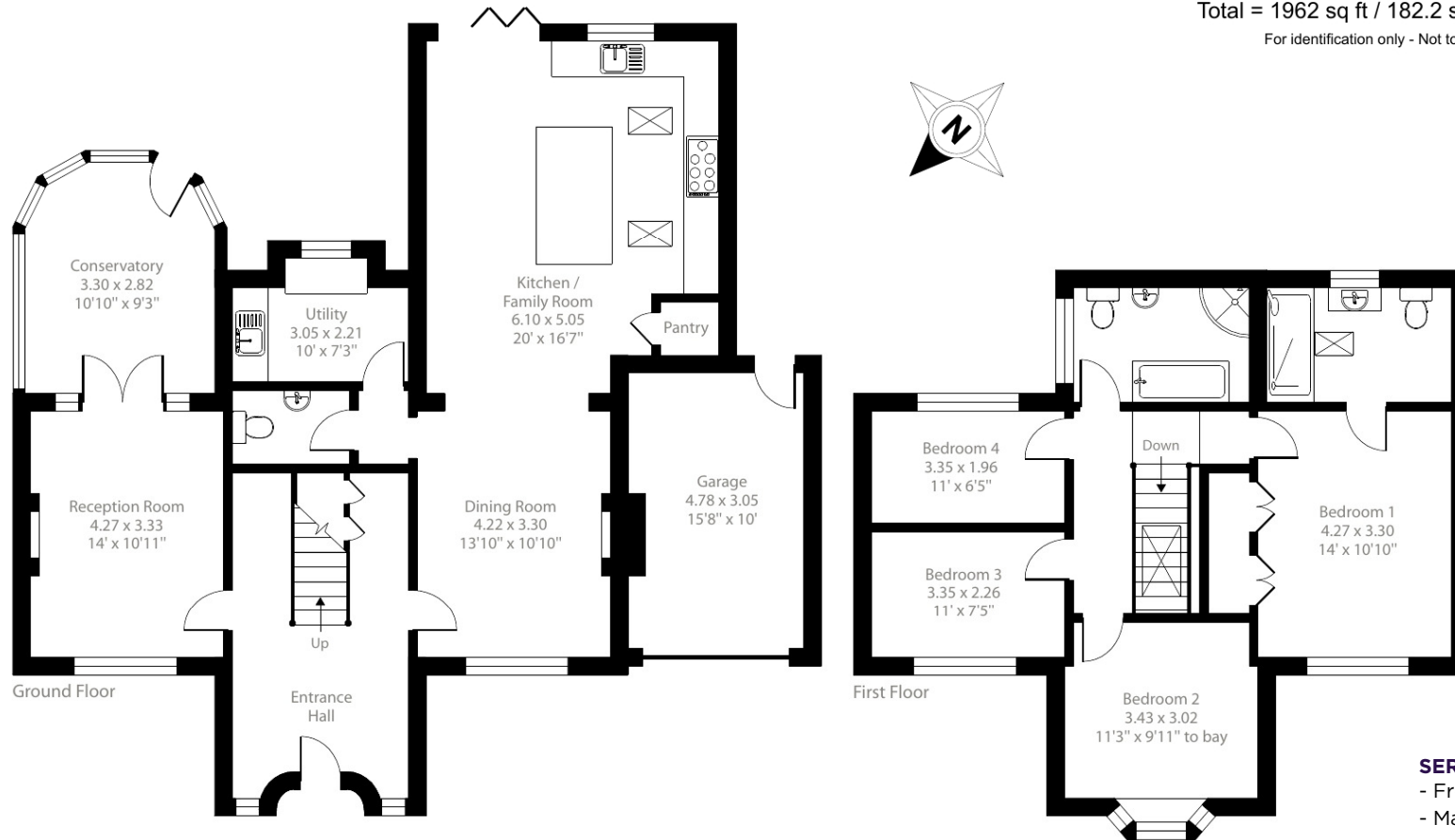
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Approximate Area = 1805 sq ft / 167.7 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1962 sq ft / 182.2 sq m

For identification only - Not to scale



## SERVICES AND MATERIAL INFORMATION

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Carter Jonas. REF: 1228649

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