



**GARSDAY,
MARLBOROUGH**

Carter Jonas

30 GARSIDE WAY, MARLBOROUGH, WILTSHIRE, SN8 4YR

AMENITIES

- Detached House
- 3 Bedrooms
- 2 bathrooms (one ensuite)
- Immaculately presented throughout
- Enclosed and private rear garden
- Driveway parking
- Garage
- Popular development
- Easy access to amenities

SITUATION

Garside Way is a detached house built in 2020 by the well renowned developer, Redrow, and has been much improved by the current owners. Sat on the edge of the Savernake Forest and only a short walk to the High Street, this property is perfectly situated for all that Marlborough has to offer.

Marlborough is a vibrant market town offering 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: 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 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

30 Garside Way is a spacious executive home designed for modern living, offering outstanding space and style. Due to its double fronted nature, the layout feels far larger than the typical three-bedroom home and the home is impeccably presented throughout.

The ground floor is beautifully balanced, with a full-length double aspect sitting room on one side enjoying good depth of view across the development. The bright, open-plan kitchen / dining room is a standout room, off which the utility is accessed. The owners have done a magnificent job in upgrading the kitchen, which features a range of quality fitted units and appliances and enjoys a genuinely lovely feel. A central hallway and convenient downstairs cloakroom complete this well-designed layout.

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM EXECUTIVE HOME ON A POPULAR DEVELOPMENT.



The first-floor features two generous double bedrooms and an impressive principal suite complete with built-in wardrobes and ensuite shower room. A stylish, contemporary family bathroom and a useful landing storage cupboard add practicality to the elegance of the space.

OUTSIDE

The property benefits from a generous driveway providing parking for two cars, in addition to a garage that offers further parking or versatile storage space. The owners have installed an EV charging point.

The rear garden, accessed via double doors from the kitchen/dining room, is beautifully landscaped, and features collection of raised beds filled with a variety of shrubs and flowering plants. The space is partly laid with astroturf and part paved, complemented by the large patio/sun terrace ideal for outdoor dining and relaxation. A covered hot tub sits beneath a charming pergola, creating a perfect all-weather retreat.

GUIDE PRICE: "Offers over" £515,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

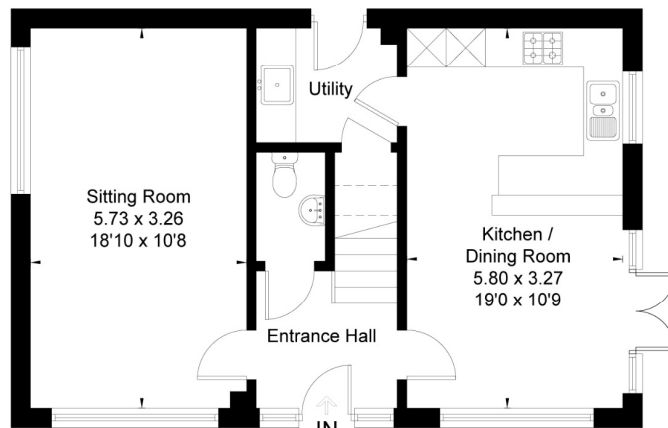


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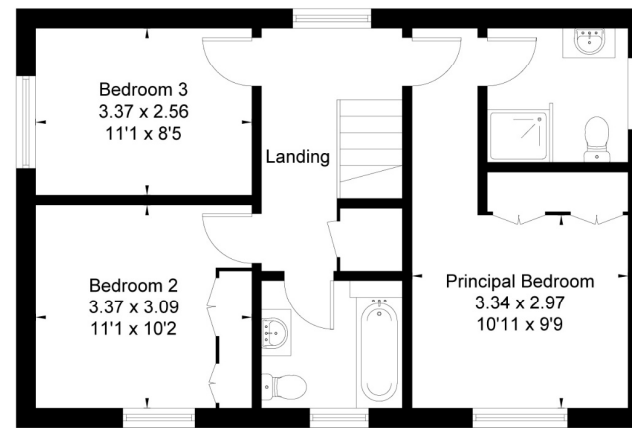
SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: E (Wiltshire Council website for current cost)
- Energy efficiency rating: B
- Service charge - £273.77pa
- Internet & Mobile: Further information on availability

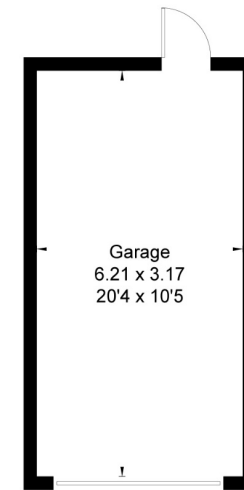
Garside Way, Marlborough, SN8
Approximate Area = 1134 sq ft / 105.4 sq m
Garage = 210 sq ft / 19.5 sq m
Total = 1344 sq ft / 124.9 sq m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #104531

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