



GEORGE LANE,
MARLBOROUGH

Carter Jonas

44 GEORGE LANE, MARLBOROUGH, SN8 4BX

AMENITIES

- Open Plan Kitchen/Breakfast Room
- Sitting Room
- Playroom/Reception Room
- Study
- Utility Room
- Main Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden
- Off-Street Parking

SITUATION

Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

44 George Lane is a four-bedroom period property which has been extended and modernised by the current owners and is finished to a high standard throughout.

There is a sitting room to the front of the property with working fireplace, as well as a second reception room which the current owners utilise as a playroom but could be used as a formal dining room. The real heart of the home is the open plan kitchen/breakfast room which is large enough to have a dining area and living area, with doors opening out to the rear garden. There is also a utility room, cloakroom and office completing the downstairs accommodation.

Upstairs there are four double bedrooms with the main bedroom having its own ensuite shower room. The other bedrooms are served by the modern and well-appointed family bathroom with separate slipper bath and shower cubicle.

AN IMPRESSIVE AND WELL-PRESENTED FOUR BEDROOM HOUSE WHICH HAS BEEN EXTENDED AND IMPROVED, WITHIN THE HEART OF MARLBOROUGH.



OUTSIDE

To the front of the property is off-street parking for two cars with raised walling and steps leading to the front door. The rear garden which is south-east facing is two-tiered with a large, paved area providing a perfect spot for outdoor seating and dining. Steps lead up to the lawned garden which is fully enclosed and has a private feel.

TENURE Freehold

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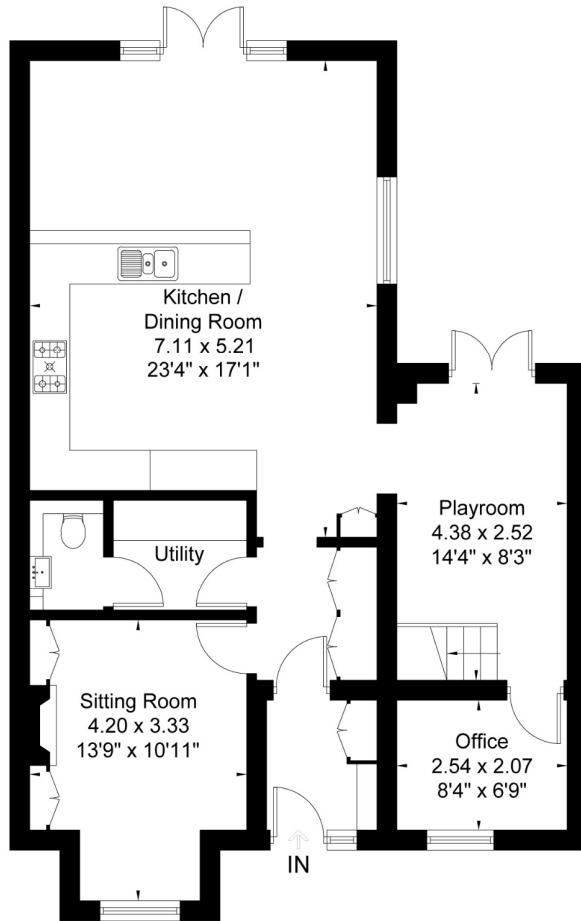
GUIDE PRICE: £700,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

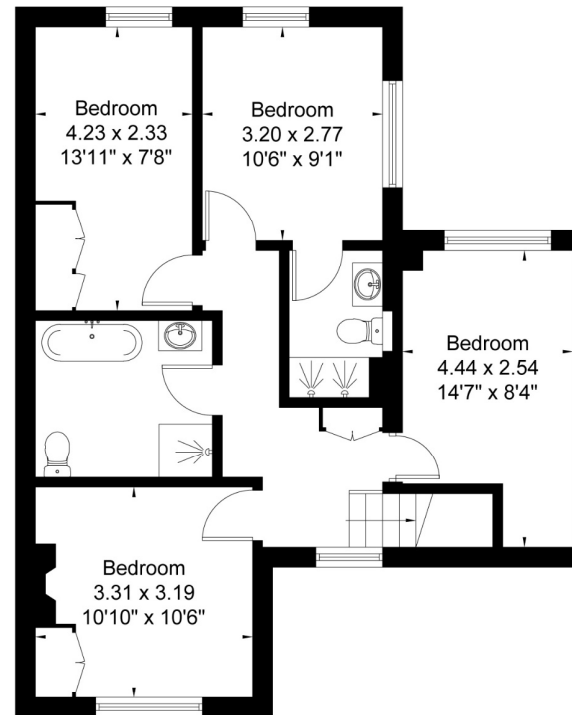


Classification L2 - Business Data

44 George Lane, Marlborough, SN8 4BX
Approximate Area = 1527 sq ft / 141.9 sq m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
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IMPORTANT INFORMATION

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