



**GOLDING AVENUE,  
MARLBOROUGH**

**Carter Jonas**



## 6 GOLDING AVENUE, BARTON PARK, MARLBOROUGH, SN8 1TH

### AMENITIES

- Superb location
- Excellent primary & secondary schools
- Kitchen/breakfast room
- Four reception rooms
- Utility room & separate cloakroom
- Main bedroom with ensuite shower room
- Three further bedrooms
- Family bathroom
- Beautiful garden
- Garage and driveway parking

### SITUATION

Golding Avenue is located on Barton Park, on the western side of Marlborough offering easy access into town and to Savernake Forest. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets and boasts a number of good quality restaurants such as Rick Steins. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in the town.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.

### DESCRIPTION

6 Golding Avenue is a substantial four-bedroom family house located on the prestigious Barton Park, perfectly positioned to enjoy all that Marlborough has to offer.

The property enjoys a wealth of living and entertaining space and with four reception rooms, offers incredibly flexible ground floor accommodation. The dual aspect main sitting room is a lovely space, with gas fireplace / brick surround and double doors leading to the garden.

The kitchen is equipped with a range of cupboards and has space for white goods, as well as a kitchen table. There is side access to the handy utility room.

Off the kitchen is a large dining room with doors to the terrace, with the sizeable study and separate snug completing the downstairs accommodation.

**AN IMPRESSIVE FOUR BEDROOM DETACHED HOUSE ENJOYING DRIVEWAY PARKING, A GARAGE AND ONLY 0.7 MILES FROM MARLBOROUGH HIGH STREET.**



Upstairs there are four double bedrooms, all of which benefit from fitted wardrobes. The principal bedroom, located at the rear of the property, overlooks the garden and has an ensuite shower room. The good-sized family bathroom serves the remaining bedrooms.

### OUTSIDE

The house has a shared entrance for cars leading to a tarmac area offering ample car parking as well as a garage with power and lighting. There is a hedge lined garden to the front of the property with a path leading to the front door. The rear garden enjoys great privacy and is enclosed by a brick wall to one side and hedging to the other. The garden is mainly laid to lawn with flower borders, planted with a great mix of mature shrubs and plants. There is a large wooden shed for garden storage and a generous paved terrace offering a wonderful space to relax and enjoy the garden in the warmer months.

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

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





Classification L2 - Business Data



## Golding Avenue, Marlborough, SN8



Approximate Area = 1687 sq ft / 156.7 sq m

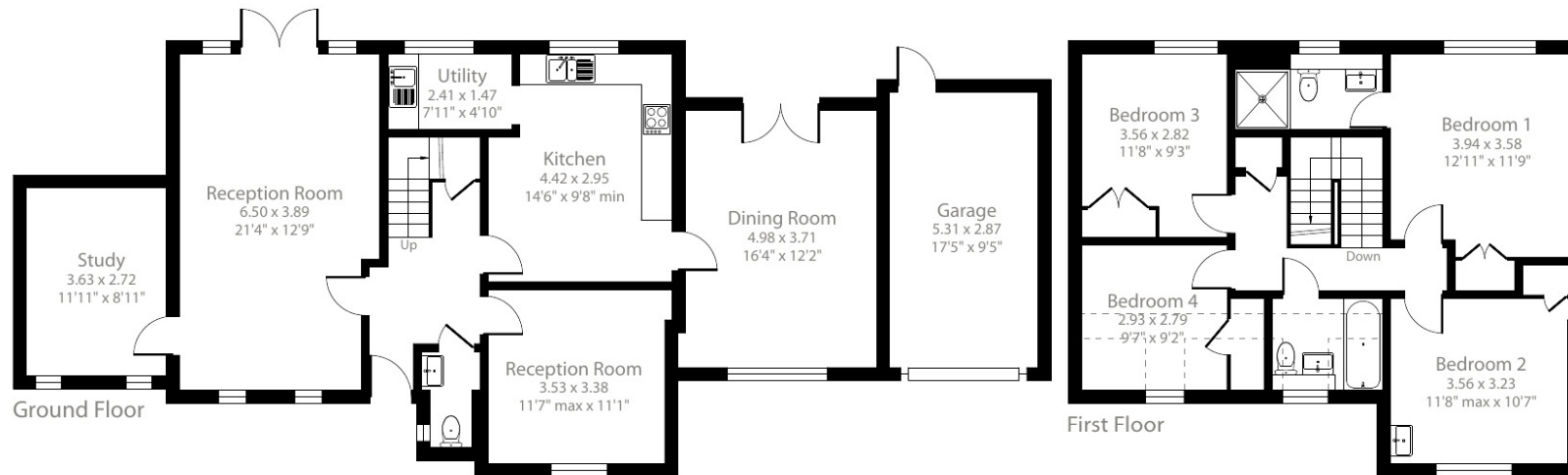
Limited Use Area(s) = 95 sq ft / 8.8 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1947 sq ft / 180.8 sq m

For identification only - Not to scale

Depictes restricted  
head height



### SERVICES AND MATERIAL INFORMATION

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1225003

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