



ELCOT CLOSE,
MARLBOROUGH

Carter Jonas

4 ELCOT CLOSE, MARLBOROUGH, SN8 2BB

AMENITIES

- Detached family home
- Versatile accommodation
- Large garden
- Off-street parking
- Four bedrooms
- Town location
- Cul-de-sac
- No onward chain

SITUATION

Marlborough is a vibrant market town offering 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

4 Elcot Close sits on a larger than average plot and is a detached family home offering versatile living accommodation. The property is within a quiet residential cul-de-sac of similar homes. Currently offering four bedrooms and four reception rooms, the property offers someone the opportunity of renovation and reconfiguration to make for a wonderful family home.

The internal layout could be altered to create either a large open plan kitchen/family room, or alternatively where the current utility room and office are, this could be utilised as a self-contained annexe for older children or relatives, or for running a business from home.

Subject to obtaining the necessary planning permissions, there is the opportunity of adding a second storey extension to both the left- and right-hand side of the property, therefore creating additional bedrooms to the first floor.

A DETACHED FAMILY HOUSE OFFERING VERSATILE LIVING ACCOMMODATION, IN NEED OF SOME RENOVATION AND RECONFIGURATION.



OUTSIDE

To the front of the property is a driveway providing parking for two to three vehicles and a lawned garden. A wooden gate provides side access to an area of hardstanding, ideal for a motor home and access to the garden beyond. The rear garden is mainly laid to lawn with an array of specimen trees, hedge and flower borders. A paved patio area creates the perfect place for family BBQ's or for sitting out and enjoying the sunshine.

GUIDE PRICE: Offers over £600,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

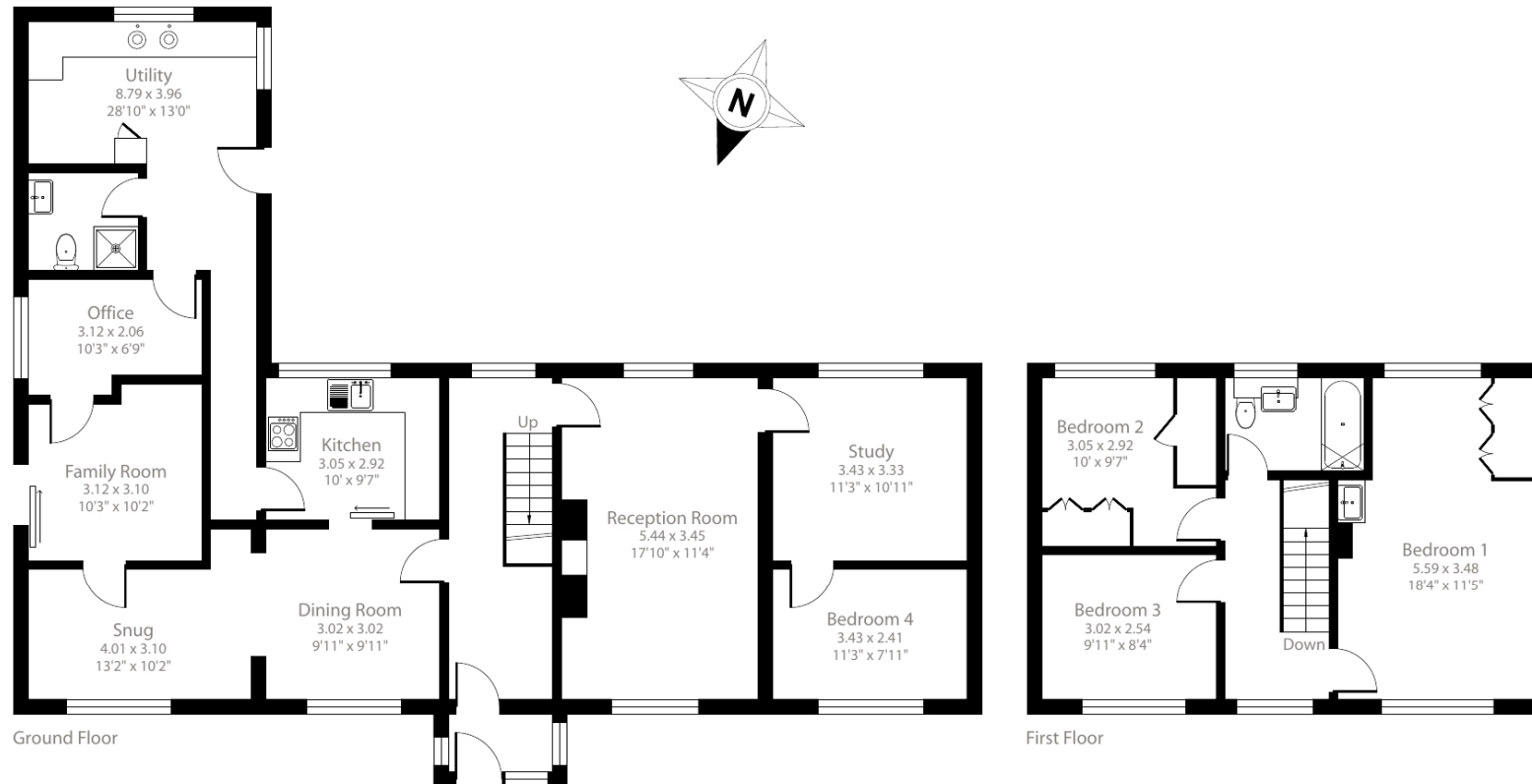
Elcot Close, Marlborough, SN8

Approximate Area = 1817 sq ft / 168.8 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
- Please note that there is a small area of Japanese Knotweed in the rear garden which is undergoing a treatment programme.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Carter Jonas. REF: 1192829

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data