



ELCOT LANE,  
MARLBOROUGH

Carter Jonas



## 2 BRUNEL COURT, MARLBOROUGH, SN8 2AZ

### AMENITIES

- Detached family home
- Sitting room
- Open plan kitchen/breakfast room
- Three/Four bedrooms
- Garden
- Parking
- New home
- Town location

### SITUATION

This new 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

2 Brunel Court is a detached, newly built chalet bungalow situated in a private location off Elcot Lane. The property has been finished to a high standard throughout and offers generous and flexible living accommodation.

The ground floor comprises a dual aspect sitting room to the front and opposite is the separate dining room, which could easily be utilised as a fourth bedroom. There is a bedroom with doors opening out to the rear garden patio and a well-appointed family bathroom. The real heart of the home is the open plan kitchen/breakfast room which has integrated AEG appliances and bi-fold doors opening to the patio and garden beyond making it ideal for entertaining in the warmer months. An adjoining utility room completes the downstairs accommodation.

Upstairs there are two good sized double bedrooms, both with built in wardrobes and each with its own ensuite shower room.

**A BRAND NEW DETACHED CHALET BUNGALOW WITHIN WALKING DISTANCE OF THE HIGH STREET.**



The property is offered in move-in ready condition, has the option of choosing your own carpets and benefits from a 10 year new home warranty.

### OUTSIDE

To the front of the property is hardstanding providing parking for several vehicles and there are two gates providing side access to the garden. The rear garden is fully enclosed by close board fencing and is laid to lawn. A patio provides a seating area for sitting out and enjoying the sunshine or al-fresco dining.

**GUIDE PRICE:** £650,000 (Subject to Contract)

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

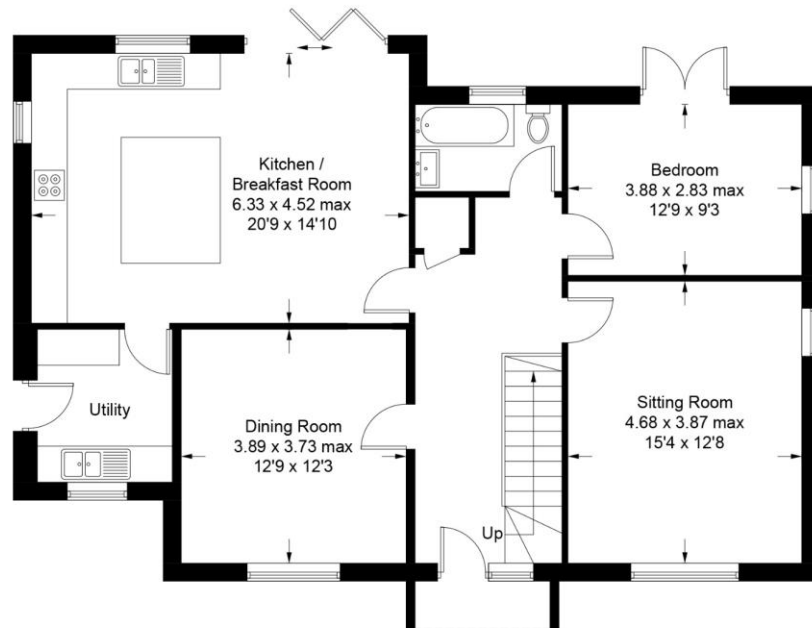


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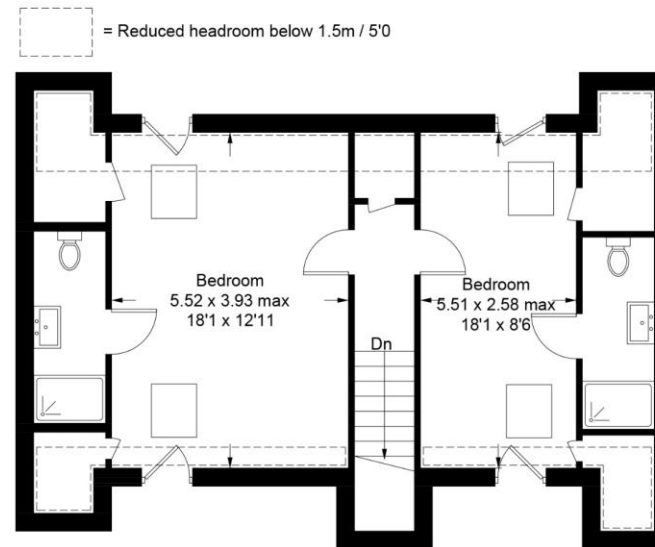


## 2 Brunel Court

Approximate Gross Internal Area = 153.96 sq m / 1657 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1143764)

### SERVICES AND MATERIAL INFORMATION

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

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