



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)

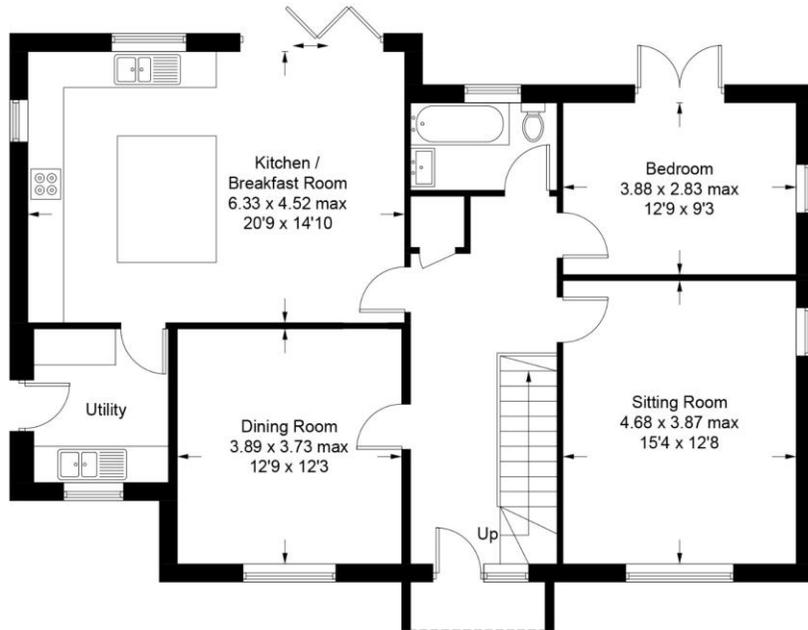
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



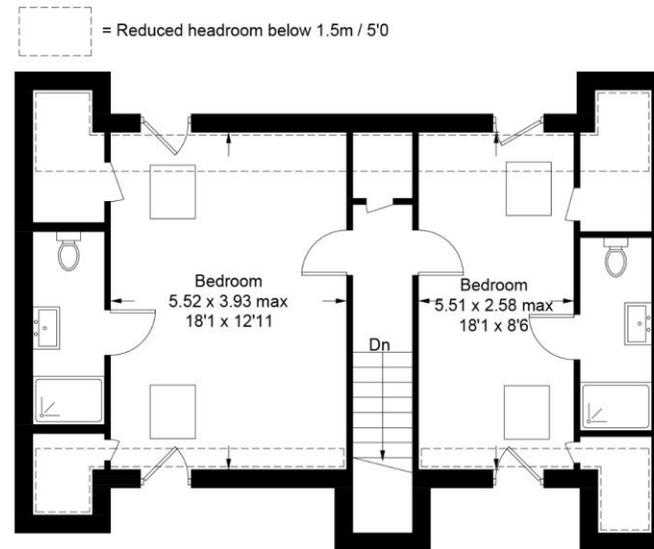
Classification L2 - Business Data

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

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

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data