



HUGHES CLOSE,  
MARLBOROUGH

Carter Jonas



## 5 HUGHES CLOSE, MARLBOROUGH, WILTSHIRE, SN8 1TN

### AMENITIES

- Superb location
- Excellent primary & secondary schools
- Kitchen/breakfast room
- Two reception rooms
- Utility room & separate cloakroom
- Four bedrooms
- Two bathrooms (one ensuite)
- Beautiful garden
- Garage and driveway parking

### SITUATION

Hughes Close 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

5 Hughes Close is a beautifully presented family home offering a wonderful sense of space and light throughout, with thoughtfully designed accommodation perfect for modern family living.

A large sitting room spans the full depth of the house and is centred around the wood burning stove, creating a warm and inviting space with French doors opening onto the terrace.

The spacious kitchen/breakfast room is a chef's delight, featuring an abundance of storage and has been extended during the owner's tenure to create an ideal space, perfect for entertaining. Adjacent to this, the utility room provides extra storage.

There is an additional reception room on the ground floor, currently used as a study but would make a great snug or formal dining room. A versatile space to suit all needs and the ground floor accommodation is complemented by a convenient downstairs cloakroom.

The principal bedroom is a fabulous room and enjoys an impressive

## A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE LOCATED ON BARTON PARK, WITHIN EASY REACH OF MARLBOROUGH HIGH STREET.



vaulted ceiling and generous proportions. It has a connecting study/dressing room which has the potential to be converted into another ensuite bathroom. There are three further double bedrooms (one with an ensuite shower room) and a well-appointed family bathroom.

### OUTSIDE

Located in a quiet close on Barton Park, this property offers ample driveway parking in addition to the single garage, with rear access door, which also offers excellent storage. There is an area of garden to the front of the house, bordered by mature hedging and offering another spot to relax and enjoy the sunshine.

A real feature of this home is the secluded rear garden which has been beautifully landscaped with a large, raised terrace for outdoor dining and a lawn bordered by mature hedging and an array of shrubs. The garden is surprisingly private and a lovely peaceful spot, perfect for family life and summer gatherings. A wooden shed offers useful additional storage. This home is within catchment for Marlborough's outstanding schools and close to all local amenities.

**GUIDE PRICE:** £750,000 (Subject to Contract)

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

Classification L2 - Business Data

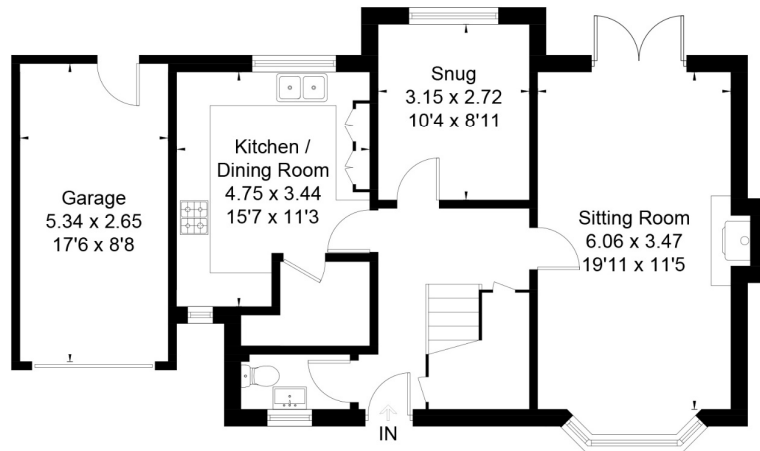




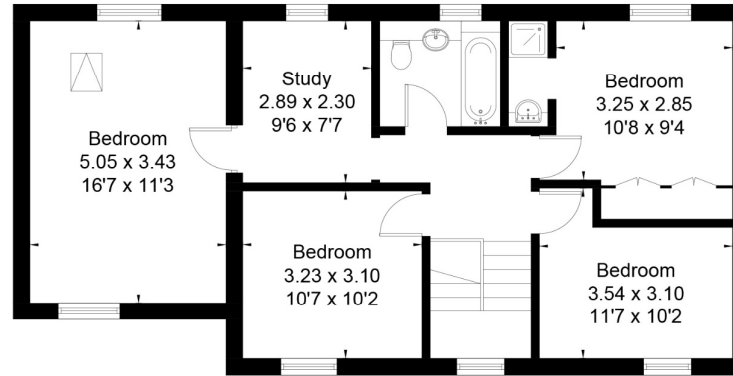
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5 Hughes Close Marlborough, SN8 1TN  
 Approximate Area = 1438 sq ft / 133.6 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 1591 sq ft / 147.8 sq m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92623

#### SERVICES AND MATERIAL INFORMATION

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

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