



HAWKINS MEADOW,
MARLBOROUGH

Carter Jonas

7 HAWKINS MEADOW, MARLBOROUGH, SN8 1UR

AMENITIES

- Sitting Room
- Kitchen/Dining Room
- Study
- Cloakroom
- Ensuite Bedroom
- Two Further Bedrooms
- Family Bathroom
- Garden
- Parking

SITUATION

Hawkins Meadow is located on the popular College Fields Development, 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

7 Hawkins Meadow is a detached three bedroom house of brick elevations, under a tiled roof and relieved by UPVC double glazed windows on a quiet cul-de-sac within the popular College Fields Development.

The property offers generous reception spaces including the sitting room with archway leading to the kitchen/dining room, benefitting from doors opening out to the rear garden and an adjoining cloakroom. There is a study accessed off the hallway which has a very useful boot room. The study could easily be utilised as a fourth bedroom for when guests come to stay or as a childrens playroom.

The principal bedroom has an abundance of built in wardrobes and the second double bedroom, also with built in wardrobes, has its own ensuite shower room. The third bedroom is also off a good size. Completing the upstairs accommodation is the well-appointed family bathroom.

A WELL-PRESENTED DETACHED THREE BEDROOM HOUSE LOCATED ON THE POPULAR COLLEGE FIELDS DEVELOPMENT IN MARLBOROUGH.



OUTSIDE

To the front of the property is parking for one to two cars. The rear garden offers a large paved area, ideal for al-fresco dining and enjoying the afternoon sun. Accessed via stone steps is the lawned area of the garden, which is fully enclosed by close board fencing. A timber shed provides garden storage.

TENURE Freehold

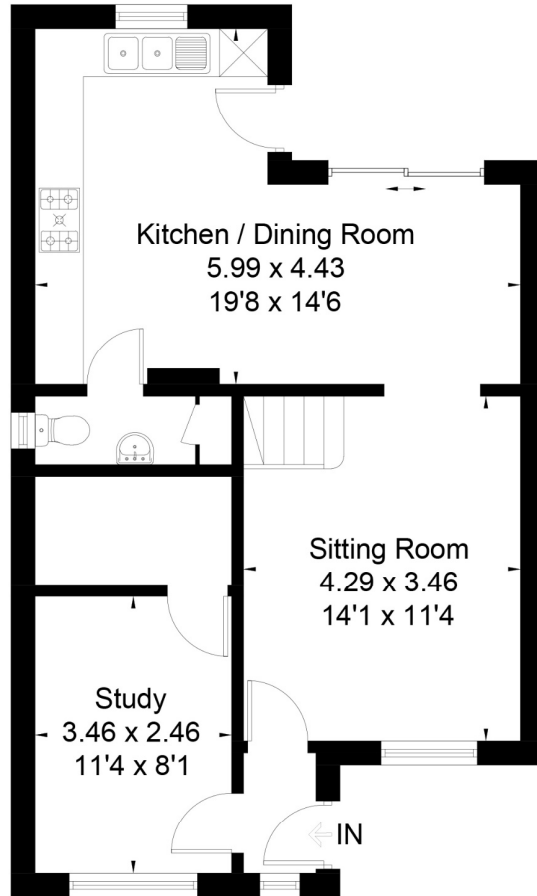
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GUIDE PRICE: £445,000 (Subject to Contract)

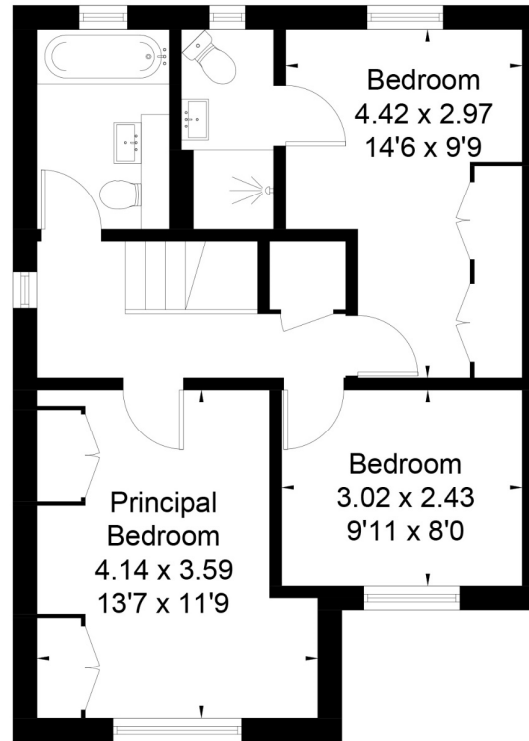
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Hawkins Meadow Marlborough, SN8
Approximate Area = 1095 sq ft / 101.7 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 #63386

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Classification L2 - Business Data