



IRVING WAY,  
MARLBOROUGH

Carter Jonas



# 2 IRVING WAY, MARLBOROUGH, SN8 1UE

## AMENITIES

- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Main Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Garden
- Garage and Driveway Parking

## SITUATION

Irving Way is located on College Fields, 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. The Leisure Centre and Golf Club provide excellent sporting facilities.

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

2 Irving Way is a four bedroom detached family house of brick elevations under a tiled roof and relieved by double glazed windows. The house is located on the eastern side of College Fields, conveniently situated just a short walk from Marlborough High Street.

The house enjoys a bright and airy feel is boasts good proportions throughout. The sitting room is located at the front of the house and is centred around the wood burning stove, with double doors leading through to the impressive kitchen / dining room. This room has been opened up to create a wonderful open plan space perfect for entertaining and it really is the hub of the home. Door leads directly from the kitchen to the rear garden and there is also a downstairs cloakroom located off the entrance hallway.

Upstairs there are four bedrooms, including the principal bedroom with a bay window, which has an ensuite shower room. The remaining three bedrooms are served by the well-appointed family bathroom.

**A beautifully presented four bedroom detached house located in College Fields, just a short walk from the High Street.**



## OUTSIDE

To the front of the property is a path leading to the front door, with small lawned areas either side. The south facing rear garden is enclosed by wood panel fencing mainly laid to lawn with various mature shrubs and trees. It enjoys great privacy and given its aspect offers a wonderful space to relax and enjoy alfresco dining in the sunnier months. To the side of the property is off road parking and there is a detached single garage with an up and over door, power and lighting.

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, mains gas central heating
- Council tax band: F - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE:** £625,000 (Subject to Contract)

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

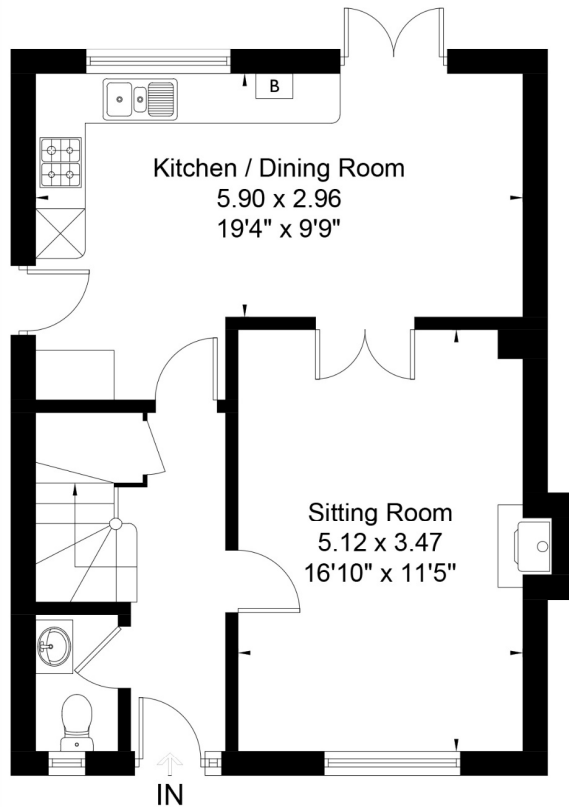
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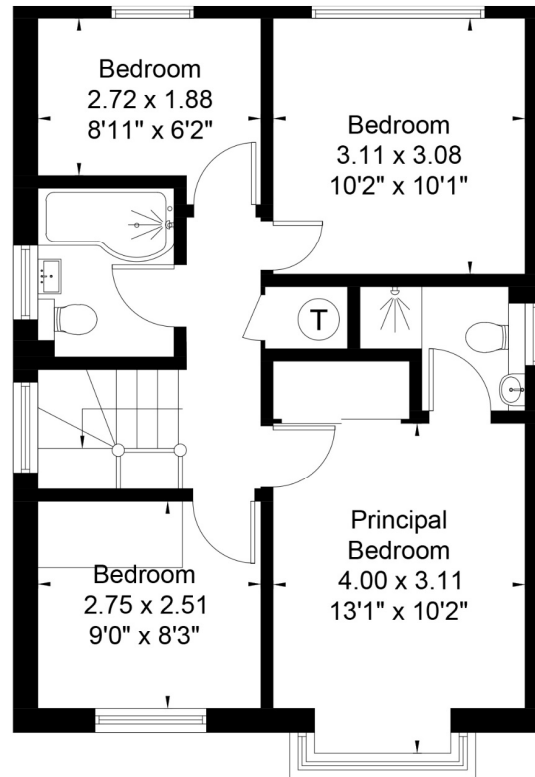




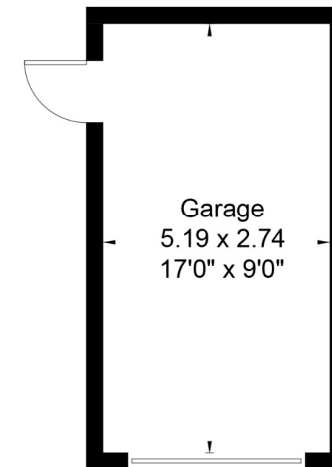
Irving Way, Marlborough, SN8  
Approximate Area = 1067 sq ft / 99.1 sq m  
Garage = 153 sq ft / 14.2 sq m  
Total = 1220 sq ft / 113.3 sq m



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards  
fourwalls-group.com 321643

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#### IMPORTANT INFORMATION

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