



**PRIORSFIELD,  
MARLBOROUGH**

**Carter Jonas**

## 9 PRIORSFIELD, MARLBOROUGH, SN8 4AQ

**A WELL-PRESENTED, LINK-DETACHED FOUR BEDROOM FAMILY HOUSE SITUATED WITHIN A QUIET CUL-DE-SAC, WITHIN EASY WALKING DISTANCE TO THE HIGH STREET.**

### AMENITIES

- Link-Detached
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Study
- Downstairs Shower Room
- Four Double Bedrooms
- Family Bathroom
- Driveway Parking
- Garden
- Storage room

### SITUATION

9 Priorsfield is situated in a quiet residential area within easy walking distance of the High Street. Marlborough is a thriving and expanding market town with excellent local shopping including some of the National retailers including Waitrose and several quality restaurants including Rick Steins, Dans, Pizza Express, ASK, Costa Coffee and Caffe Nero. In addition there are the shopping areas in Hilliers Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail and M4 connections are at both Swindon and Hungerford.

### DESCRIPTION

Located within a quiet cul-de-sac, 9 Priorsfield is a link-detached house of red brick elevations under and tiled roof, relieved by double glazed windows.

The property offers a fantastic family home, with generously proportioned rooms throughout. The open plan sitting and dining room is ideal for family gatherings and has doors opening out to the rear garden. The good-sized kitchen is large enough for a table and benefits from an adjoining utility room. The current owners have converted the garage and is now a very useful storage space which can be accessed via the hallway and the utility room. A study and shower room complete the downstairs accommodation.

Upstairs there are four double bedrooms, with the main bedroom benefiting from having built-in wardrobes. All the bedrooms are served by the well-appointed family bathroom.



### OUTSIDE

The property benefits from driveway parking and there is a lawned garden with mature tree to the front which is enclosed by hedging. The rear garden is split over two levels. The upper level is mainly laid to lawn and a decking area provides a lovely spot for enjoying the afternoon sun. Steps lead down to the lower level which has a useful garden storage area and an area of hardstanding which could be used for children's play equipment or a hot tub.

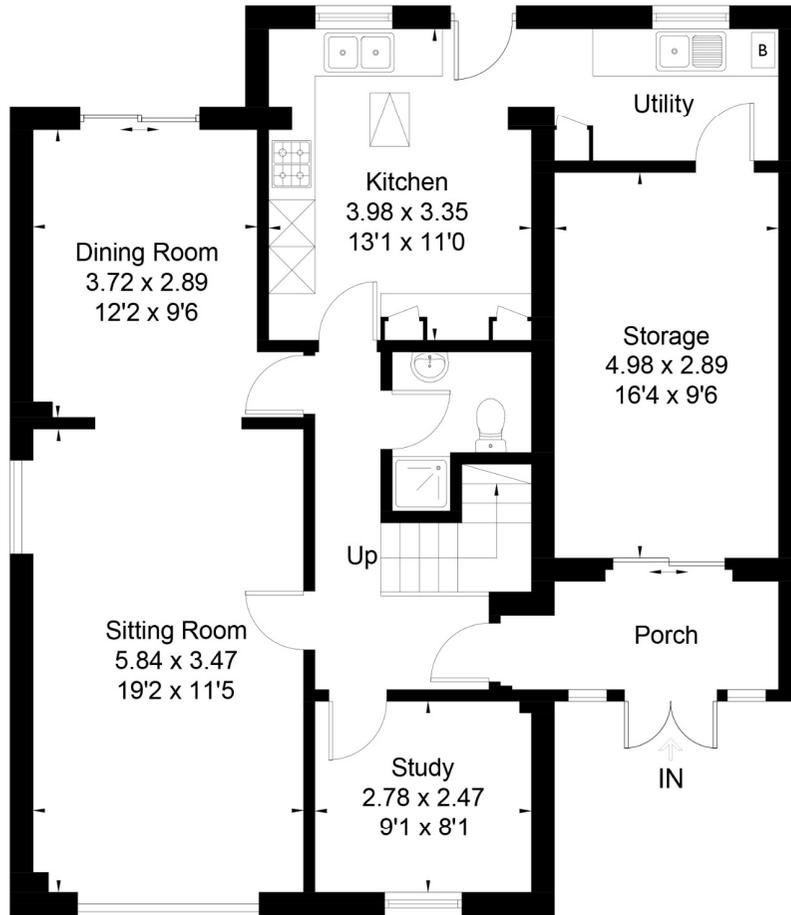
**GUIDE PRICE:** £675,000 (Subject to Contract)

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

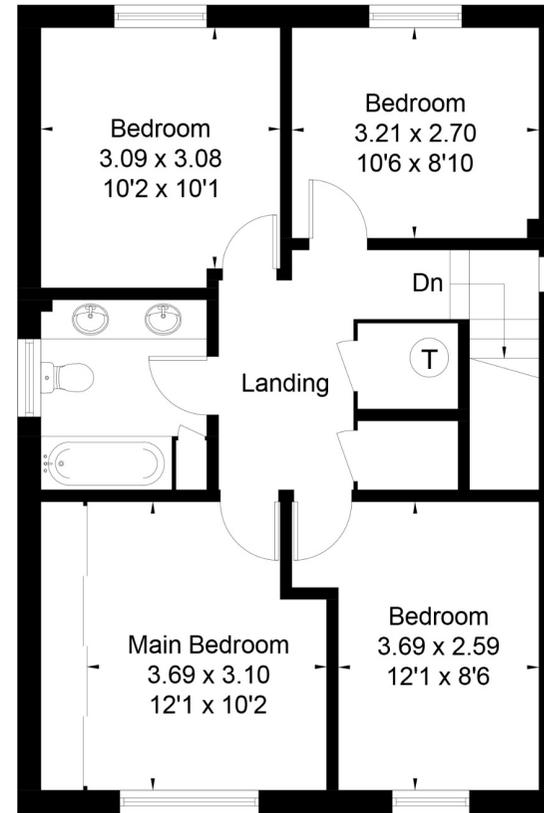


Classification L2 - Business Data

Priorsfield, Marlborough, SN8  
 Approximate Area = 1709 sq ft / 158.8 sq m



Ground Floor



First Floor

**SERVICES AND MATERIAL INFORMATION**

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



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 #65500

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**IMPORTANT INFORMATION**

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