



CLARENDON COURT,
MARLBOROUGH

Carter Jonas

9 CLARENDON COURT, MARLBOROUGH, SN8 1EJ

AMENITIES

- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Main Bedroom Ensuite
- Two Further Bedrooms
- Bathroom
- Cloakroom
- Garden
- Allocated Parking

SITUATION

9 Clarendon Court is set within a small, private development built exclusively for the over 55s. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. These include Waitrose and Tesco supermarkets and several quality restaurants including Rick Stein, Dan's, Bunce's, Pizza Express and ASK. In addition there are the shopping areas in Hilliers Yard and Hughenden Yard, and the market on Wednesday and Saturday mornings. The leisure centre and golf club provide excellent sporting facilities and the town has a popular independent cinema. Although self-sufficient, Marlborough is well placed for other towns including Swindon, Bath, Hungerford and Newbury and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley, forming the North Wessex Downs AONB. Intercity (Paddington) rail connections are available at Pewsey, Great Bedwyn and Swindon, and M4 connections at Swindon and Hungerford.

DESCRIPTION

9 Clarendon Court is part of a unique development of superbly designed houses by Thomas Homes. It is located along the south-western edge of the development in private grounds conveniently located within walking distance of the town centre.

The property's entrance hall opens onto a generous living room with a flame effect gas fire with a stone surround and Neville Johnson built-in cabinets.

From the living room is access to the contemporary open plan kitchen/breakfast room, with quartz work surfaces, integrated appliances and a useful kitchen island. The breakfast room has a roof lantern and additional built-in storage by John Lewis of Hungerford. The kitchen then leads to the dining room, currently used as a snug/studio, with a second roof lantern, ample built-in storage and two sets of French doors opening to the attractive garden.

**A SUPERB AND STYLISH MEWS PROPERTY WITHIN MINUTES OF THE HIGH STREET,
FOR THE OVER 55'S.**



On the first floor there are two double bedrooms with built-in wardrobes; the main bedroom has a well-appointed ensuite shower room. A third bedroom and second bathroom complete this stylish property. The property is beautifully and elegantly presented in a neutral palette of colours.

OUTSIDE

As well as a private enclosed front and rear garden, there is parking for one vehicle and several visitors' spaces for communal use. The rear garden is enclosed by a pretty old brick wall and fencing and has been completely redesigned by Studio van Lennep, providing a lovely tranquil space to enjoy the sunshine.

GUIDE PRICE: £645,000 (Subject to Contract)

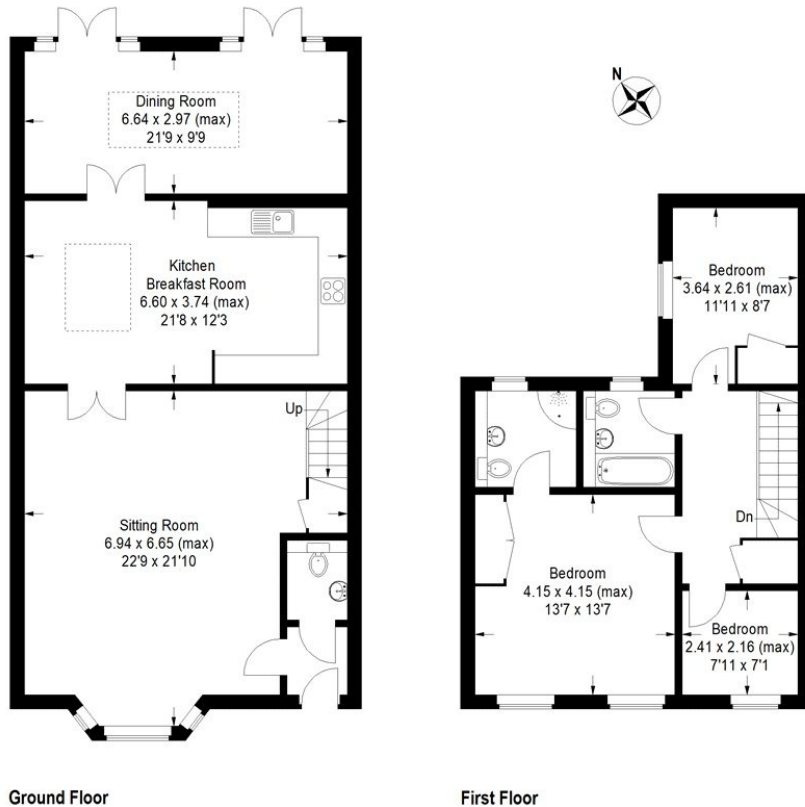
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

9 Clarendon Court

Approximate Gross Internal Area
143.6 sq m / 1546 sq ft



SERVICES AND MATERIAL INFORMATION

- Share of Freehold
 - Service Charge: £3583.33
 - Mains water, mains drainage. Gas heating
 - Council tax band: E
- <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: B
 - Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

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

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

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