

CAULFIELDS

RESIDENTIAL SALES



1 The Orchard Wye Lane, Marlborough, SN8 1PJ

Guide Price £595,000



A desirable freehold semi-detached home, built in 2005 to a high specification, tastefully improved and updated by the current owner. Forming part of a unique, superbly designed, exclusive development for the over 55s. Conveniently situated within a stone's throw of the highly sought-after Marlborough High Street. This impressive property also has its own private south-facing rear garden, ample driveway parking, and a garage!

Beautifully presented throughout with high quality fixtures, fittings, and flooring. The accommodation is spacious, light and airy. The layout on the ground floor comprises an inviting entrance hall, a generous cloakroom, an attractive refitted kitchen / dining room with a wonderful adjoining garden room, and a superb living room, featuring a fireplace & bespoke storage. Upstairs, there is a perfect study area occupying the landing, and two principal, double bedrooms, both complimented by well-appointed, generous, modern en-suites.

- ***VIEWINGS BY APPOINTMENT ONLY - SATURDAY 16TH AUGUST***
- Well-Presented Spacious Accommodation
- Kitchen/Dining Room, Living Room, and Garden Room
- Double Glazed Windows
- South-Facing Rear Garden
- Private and Convenient Location
- Two Principal Bedrooms with En-Suites
- Study Area and Cloakroom
- Gas Fired Central Heating System
- Ample Driveway and Garage

