



Provisional

**HAMPTONS**  
INTERNATIONAL

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# Chopping Knife Lane Marlborough, Wiltshire, SN8

Guide Price £299,950 Freehold

Hall, Living Room, Dining Area, Kitchen, Cloakroom, Master Bedroom, Ensuite Shower Room, 3 Further Bedrooms, Family Bathroom, Garden, Garage, Parking.



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## Situation

The old market town of Marlborough provides an extensive range of shopping facilities, a twice-weekly market, a public library and various restaurants and pubs. The town is well served by a good range of schooling and benefits from a sports centre with an indoor swimming pool. Access to the M4 motorway junction 15 is approximately 10 miles, and the expanding commercial centre of Swindon is about 12 miles from which there is a regular Intercity rails service to London Paddington. The countryside surrounding the town is designated as an Area of Outstanding Natural Beauty and includes nearby Savernake Forest.

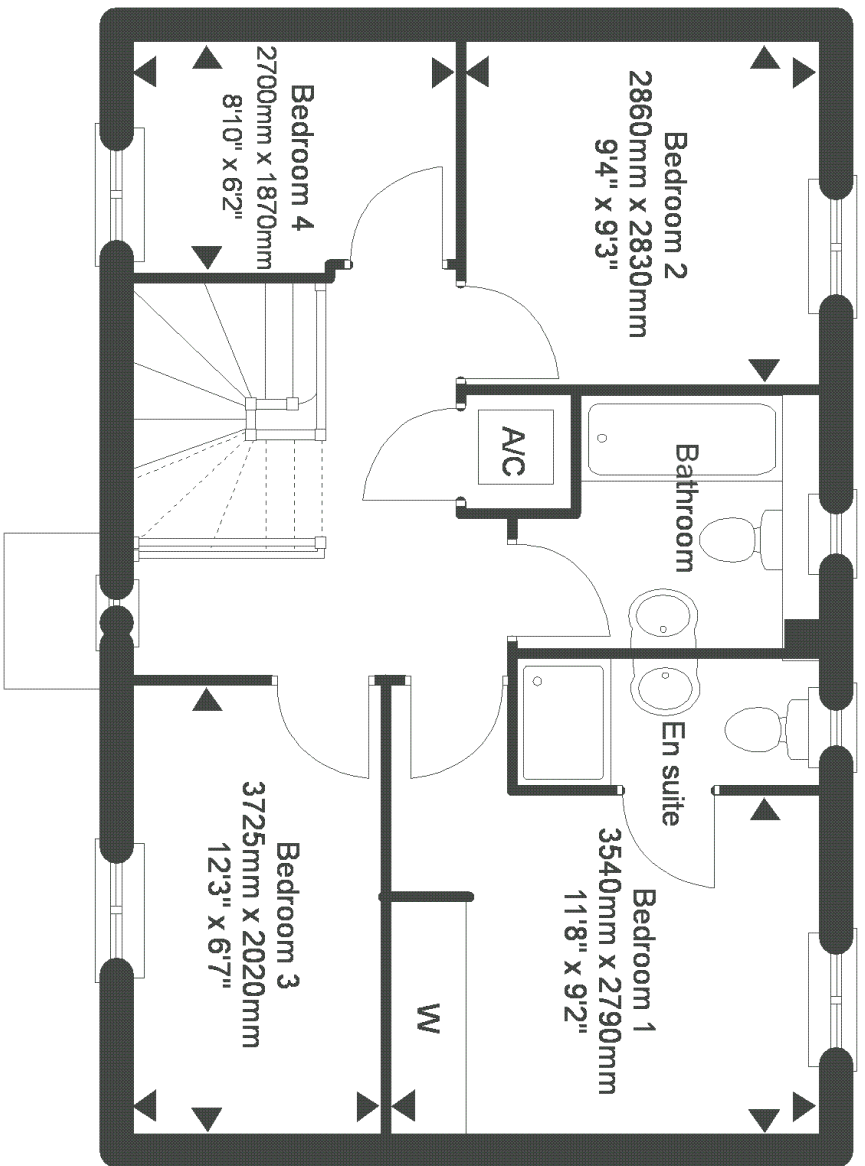
## Local Authority

Kennet District Council, Browfort, Bath Road,  
Devizes, Wiltshire 01380 724911

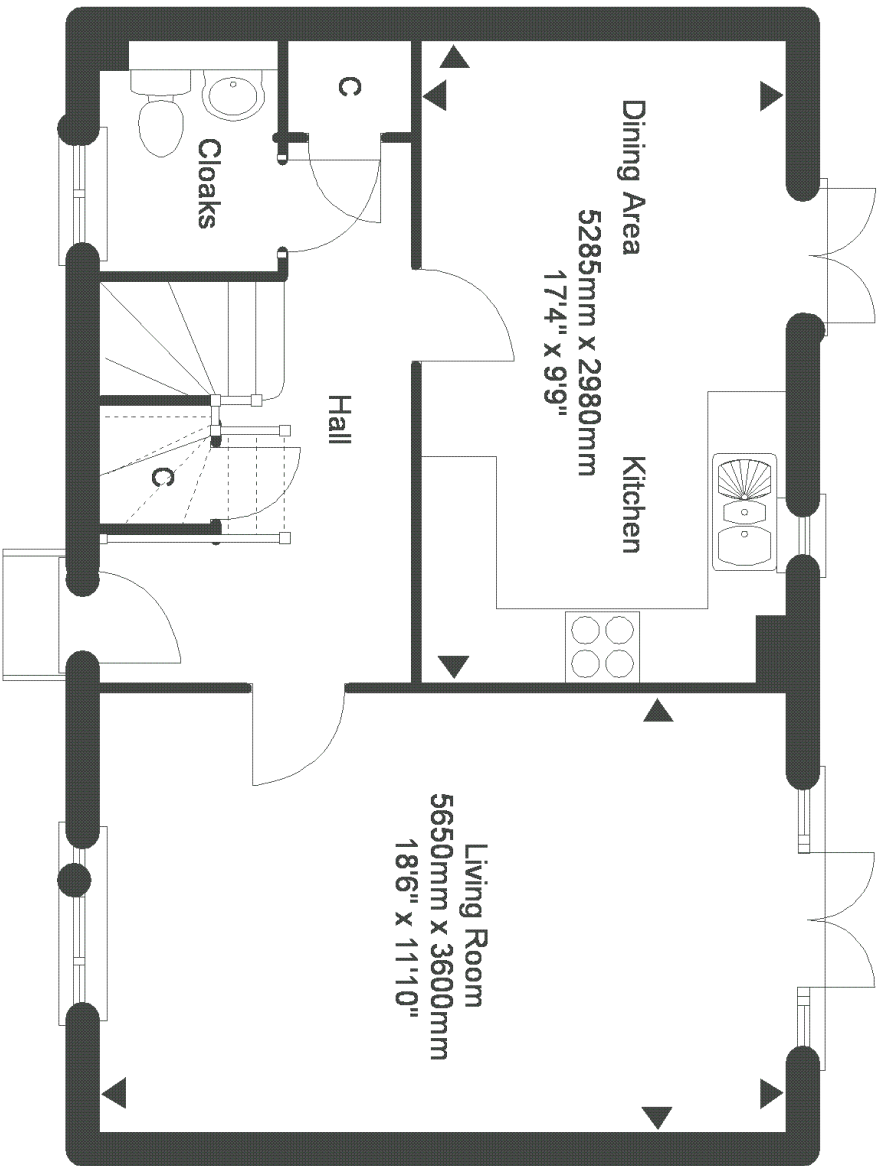
## Tenure

Freehold.

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First Floor



Ground Floor

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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**Viewing strictly by appointment only.**

0903251148

**Hamptons Marlborough**

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