



George Lane, Marlborough,  
Wiltshire, SN8 4BY

**birkmyre**  
property consultants

## A STUNNING 4/5 BEDROOM HOUSE (1931 SQ FT) OF A UNIQUE DESIGN SITUATED IN THE HEART OF MARLBOROUGH WITH MEADOW VIEWS

Swindon 11 miles, Hungerford 9 miles, Pewsey 6 miles (London Paddington 55 mins, 1 hour, 1 hour 10 mins respectively), M4 at junction 15 10 miles, junction 14 14 miles

### Location

This popular market town provides an extensive range of shopping facilities, a twice-weekly market, a library and various restaurants and pubs including the **Rick Stein** Restaurant. The social calendar is thriving with annual Literary and Jazz Festivals and visiting music/theatre, circus and fairs.

The town is surrounded by the beautiful Marlborough Downs and Savernake Forest, giving plenty of opportunities for leisure activities. Culvermead lies just off George Lane in a quiet setting overlooking Coopers Meadow with access to Waitrose Car Park and the High Street.

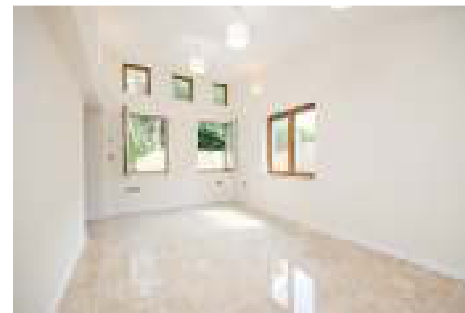
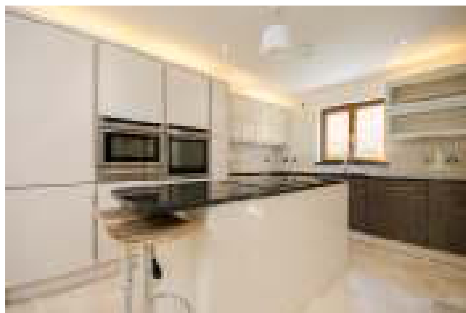
### Description

Culvermead, completed in 2018, is of timber frame and block construction with rendered and Cedar clad elevations under

an exquisite barrel roof and was designed to create light and bright contemporary living space. Features include marble tiled flooring with under-floor heating provided by the eco friendly air source heat pump. The modern accommodation offers excellent family space which could still be altered to suit, subject to the relevant consents. This fabulous property offers the following features:

- ❖ **Set in the heart of Marlborough with pedestrian access through to the High Street. Views across Coopers Meadow and Marlborough roof tops**
- ❖ **Double height reception hall with curved Beech staircase with chrome banisters and galleried landing all give a dramatic entrance.**

- ❖ **Double aspect Sitting Room with tilt and slide French windows to terrace**
- ❖ **The kitchen is fully fitted with a range of integrated appliances including Neff double oven and grills, Neff fridge freezer, central island with induction hob. Granite work surfaces with 1 1/2 bowl steel sink. Utility Room with floor and wall units with sink and door to outside. An open arch extends into the double aspect Dining Room**
- ❖ **Main bedroom with en-suite shower room and wardrobe which in turn leads to the plant room. There are two further bedrooms and a stylish bathroom. Access to the Balcony which runs the length of the building, with chrome and glass balustrade**
- ❖ **Marble tiled flooring at ground floor and Oak flooring at first floor with under-floor heating. Solid Oak doors throughout**
- ❖ **Second floor carpeted with two bedrooms and an additional bathroom.**
- ❖ **10 Year Advantage Guarantee**
- ❖ **Block paved car parking spaces**
- ❖ **Pretty, landscaped external areas, a part (see plan below) of which is held on a licence from Marlborough Town Council. For further information please contact the agents.**





**Services**

Mains water, electricity and drainage. Air source heat pump underfloor heating. Broadband Download Speed 75.5Mbps Upload Speed 18.4Mbps (Uswitch)

**Local Authority Services**

Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000.

**Directions**

From the High Street head East towards Hungerford, bear right at the Town Hall on to New Road at the roundabout bear right onto London Road and passing the garage take the second turn at the mini roundabout and the second turn again at the second mini roundabout. This will bring you onto George Lane, turn right in to Chestnut Lane just before the business units and the entrance to Waitrose car park on the right. Culvermead will be found at the end after bearing left at the corner.



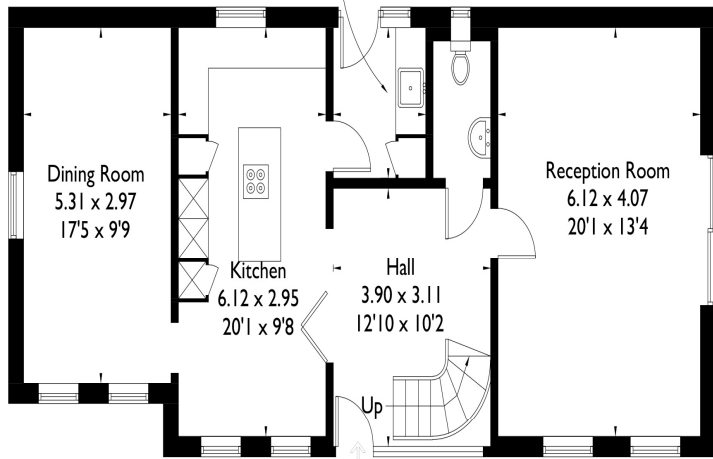
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Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft  
 Eaves Storage = 10.9 sq m / 117 sq ft (Excluding Void)  
 Total = 190.3 sq m / 2048 sq ft

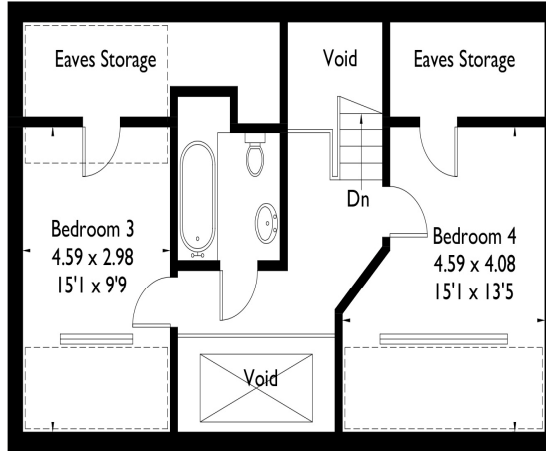


Utility Room  
 2.28 x 1.84  
 7'6" x 6'0"

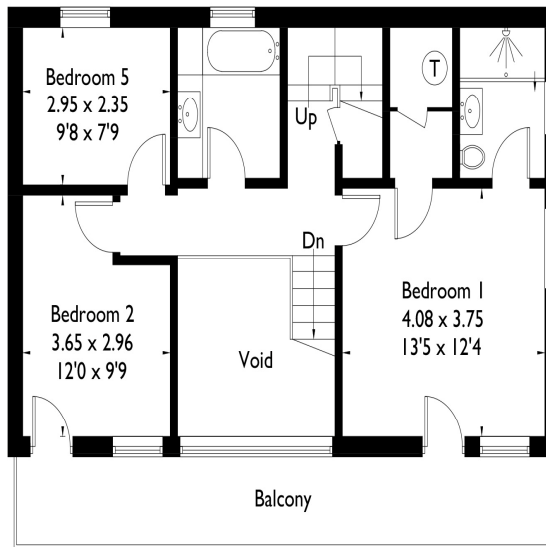
= Reduced headroom below 1.5m / 5'0"



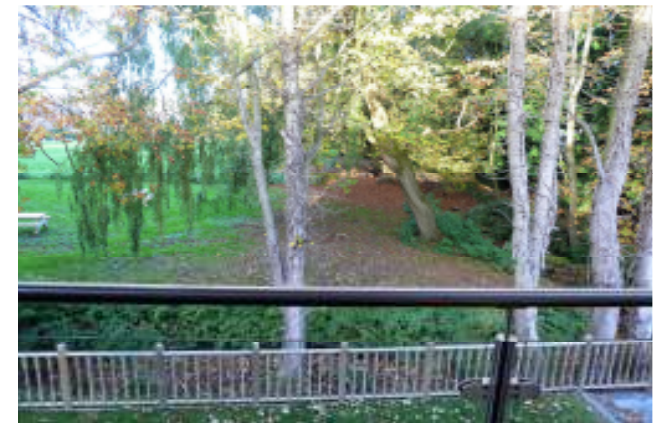
Ground Floor



Second Floor



First Floor



FLOORPLANZ © 2018 0203 9056099 Ref: 208867

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Performance Rating: D68

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