



LEAZE ROAD,
MARLBOROUGH

Carter Jonas

APPLEDENE, LEAZE ROAD, MARLBOROUGH, WILTSHIRE, SN8 1JU

KEY FEATURES

- o Fabulous views
- o 750 yards from Marlborough High Street
- o Short walk to amenities
- o Five bedrooms
- o Three bathrooms
- o Impressive kitchen / dining / family room with AGA
- o Private garden
- o Driveway parking
- o Double garage with Home office above with views over College playing fields
- o Extremely peaceful location

SITUATION

Appledene is situated on Leaze Road, an unadopted road off Hyde Lane overlooking Marlborough College playing fields, a prime spot in the town. Marlborough High Street is a short walk away (750 yards), via a path (with pathway lighting) on the side of the playing fields. Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping off the historic high street and the independent Parade Cinema which shows a wide range of films and live theatre. All within walking distance of the property.

The leisure centre is located close to the centre of town and Marlborough Golf Club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are many other well-regarded schools in the area including Pinewood, St Francis, Dauntsey's, St Margaret's and St Mary's Calne.

Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

A STUNNING FIVE BEDROOM DETACHED HOUSE, ENVIABLY LOCATED IN A PRIME SPOT WITH VIEWS OVER THE PLAYING FIELDS AND JUST 750 YARDS FROM MARLBOROUGH HIGH STREET.



DESCRIPTION

Appledene is an impressive five-bedroom detached house occupying one of Marlborough's most coveted positions, with views over the Marlborough College playing fields. This exceptional home blends the charm of a country retreat with the convenience of a prime town location, offering spacious and well-presented accommodation throughout.

The ground floor is perfectly set for modern day family life, with a wealth of reception space. The wide and welcoming entrance hall sets the tone for the house and leads into the sitting room, which is centred around a Jetmaster fireplace. There are double doors leading out to the front garden and a formal dining room off the sitting room. Additional living spaces include a study, snug, utility room (with side access) and downstairs cloakroom.

At the heart of the home lies an expansive kitchen/dining/family room, complete with AGA, central island, and an abundance of space for everyday living and entertaining. A standout room, fully fitted with a great range of units and double doors open out onto the gardens.

Overlooking the rear garden, the principal bedroom is a fabulous room features a generous dressing room and well-appointed ensuite bathroom. Four further double bedrooms (one ensuite) provide spacious and flexible accommodation for family and guests, served by the modern family bathroom with bath and separate shower.

OUTSIDE

Approached from a quiet lane, the property enjoys exceptional privacy, set within meticulously maintained gardens. Further benefits include a double garage with a versatile room above (currently used as a home office) and a wine cellar beneath.

In front of the garage, there is ample driveway parking and pathways lead to a low maintenance front garden and front door respectively. The gardens have been beautifully maintained over the years, mainly laid to lawn with a fine range of mature trees, shrubs and established flower borders. The large, south facing terrace is one of a number of areas in which you can sit, relax and enjoy this peaceful location.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. gas fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE £1,750,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Leaze Road, Marlborough, SN8

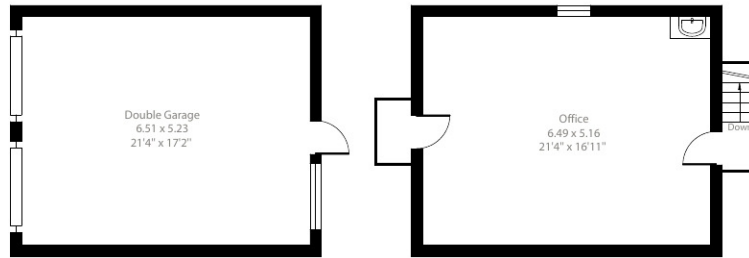
Approximate Area = 2893 sq ft / 268.7 sq m

Garage = 720 sq ft / 66.8 sq m

Outbuilding = 146 sq ft / 13.5 sq m

Total = 3759 sq ft / 349.2 sq m

For identification only - Not to scale

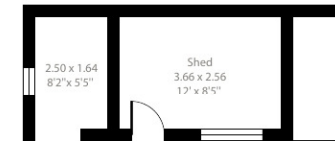


Garage Ground Floor

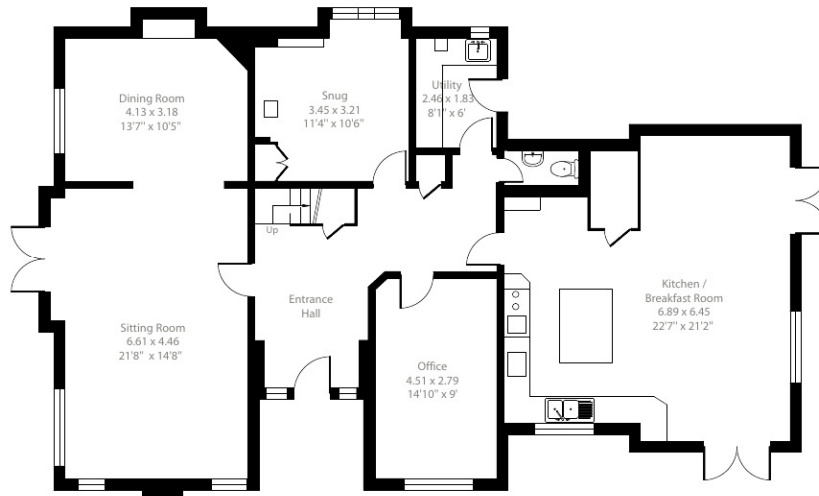
Garage First Floor



Depicted restricted
head height



Outbuilding



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Carter Jonas. REF: 1430252

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Classification L2 - Business Data