



## Charming Three Bedroom Cottage Right in the Heart of Marlborough

£540,000





## HIGH STREET, MARLBOROUGH, SN8 1HF



3 2 2

**For sale with no onward chain this absolutely delightful three bedroom cottage is located right in the heart of Marlborough, set back from the High Street behind St Peter's Church, with adaptable accommodation set over three floors.**

Nestled into the high street of Marlborough this characterful Grade 11 listed cottage.

Arranged over three floors with lots of character, exposed beams and modern features.

On entering you walk into a reception room which is currently being used as a more formal dining area and there is a cloakroom. Onward into a good size kitchen/breakfast with modern and old. A centre piece island, ample cupboards, Rayburn, built in separate oven, integrated dishwasher, and space for a fridge/freezer. Up the winding stairs to the spacious living room with gas effect fire and views to the garden. On this floor there is a double bedroom with ensuite shower room which looks out to St Peter's Church. Up to the third floor there are two bedrooms, one double and a single which is currently being used as a bedroom/study. The main bathroom is fitted with a snug corner bath.

From the kitchen leads to the pretty cottage garden with mature borders and trees, a haven for birds, there is also a useful shed for storage. You walk on to the hidden garden, a good size, mainly laid to lawn with further borders stocked with shrubs and seasonal flowers. Tucked away is a terraced area for alfresco dining and to enjoy the evening sun. Peaceful!







At the top of the garden is a large modern studio which could be used as a studio/office or self contained annexe. There is a small kitchenette (not connected to mains) and space for a shower room.

Being right in the heart of the town this property offers everything that you could want from Marlborough Living.

At a Glance:

- Kitchen/Breakfast room
- Dining Room
- Cloakroom
- Living room
- Double bedroom with ensuite shower room
- Two further bedroom, one double one single
- Main bathroom with corner bath
- Large pretty cottage garden
- Studio (office or annexe) or possible rental opportunity.

Services: Mains water and drainage, Gas central heating, Electric  
EPC: E

Council Tax:D

Covenant: Neighbours have a right of access across the rear pathway to access the ally.

Flooding: No known flooding.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.







### Situation

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

#### General

Services: Mains water and drainage, electric and Gas central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: E.

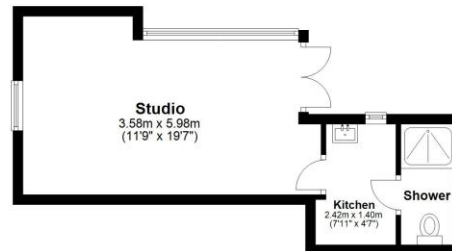
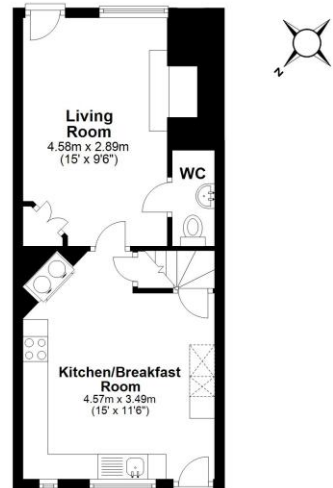
Council Tax Band: D.

<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

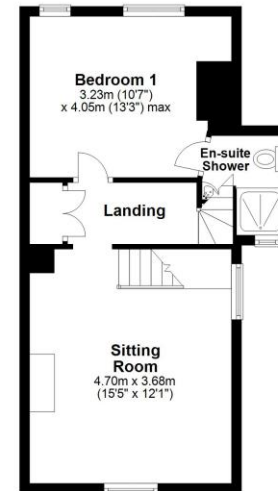
Broadband and mobile coverage. <https://checker.ofcom.org.uk/>



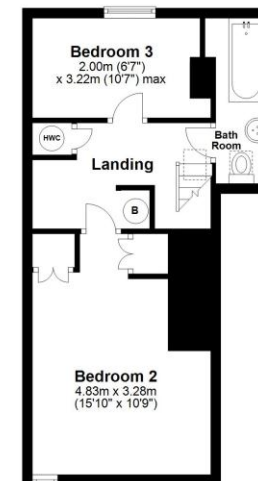
**Ground Floor**  
Approx. 59.1 sq. metres (636.3 sq. feet)



**First Floor**  
Approx. 40.0 sq. metres (431.0 sq. feet)



**Second Floor**  
Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 135.4 sq. metres (1457.6 sq. feet)