



COLD HARBOUR LANE,
MARLBOROUGH

Carter Jonas

THE CROFT, COLD HARBOUR LANE, MARLBOROUGH, WILTSHIRE, SN8 1BJ

A MAGNIFICENT FULLY RENOVATED PERIOD HOME LOCATED MOMENTS FROM
MARLBOROUGH HIGH STREET.

KEY FEATURES

- Four bedrooms
- Two bathrooms
- Impressive kitchen / dining room
- Sitting room with wood burning stove
- Snug
- Utility room
- Study on mezzanine floor
- Terrace and charming gardens
- Driveway parking
- Peaceful location
- Close to town centre



SITUATION

The Croft is located at the southern end of Cold Harbour Lane, close to the junction with St. Martins. Marlborough is a vibrant market town, and the house is located just a short walk from the High Street. The town offers a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Rick Stein's, Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping to be discovered off the historic high street and the independent Parade Cinema show a wide range of films and live theatre.

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 as well as a multitude of courses for all the family at Marlborough College Summer School. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. 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.

DESCRIPTION

Located a short walk (0.4 miles) from Marlborough's historic High Street, The Croft is a stylish and impressive four-bedroom family house which has been meticulously renovated to the highest of standards. There is a modern and elegant feel throughout and the attention to detail of the works undertaken is clear to be seen.

The welcoming entrance hall sets the tone for the house, off which you access the main sitting room and additional family room / snug. The sitting room, with original wooden floorboards, bespoke joinery and wood burning stove, flows seamlessly to a sunny raised decking area which enjoys a southerly aspect overlooking the garden.

The heart of the home is without doubt the stunning and expansive kitchen / dining room which has been comprehensively fitted with a sleek range of high specification units and appliances. There is ample space for family dining and the perfect place for entertaining. The ground floor further offers a large utility room / boot room with ample storage and a cloakroom off the main hallway.

The first-floor accommodation is accessed via two separate staircases, the first of which is off the main entrance hall and ascends to a spacious landing. The generous principal bedroom benefits from built in wardrobes and far-reaching southerly views towards Savernake Forest. There is a further good-sized double bedroom and a single bedroom in this part of the house, all of which are served by the immaculately appointed and luxurious family bathroom, with free standing bath and separate shower.

The second staircase leads up from the kitchen/dining room where there is another beautiful bathroom and double bedroom. There is a further staircase taking you to the galleried mezzanine floor which is currently used as a study / Pilates studio but could also make ideal overflow bedroom space or kids' playroom.

OUTSIDE

The house is accessed off this quiet lane where there is driveway parking for three cars. To the north of the parking area is an extra area of garden, with raised vegetable beds and a wooden shed. This area, subject to obtaining the necessary consents, offers the perfect place to erect a carport / garage.

On the south side of the house and accessed off the sitting room is a large, decked terrace from which there are steps down to the garden. The garden enjoys great privacy and is enclosed by mature hedging on all sides. The garden is mainly laid to lawn with a good selection of trees and shrubs, flower borders and a pond.





SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £900,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



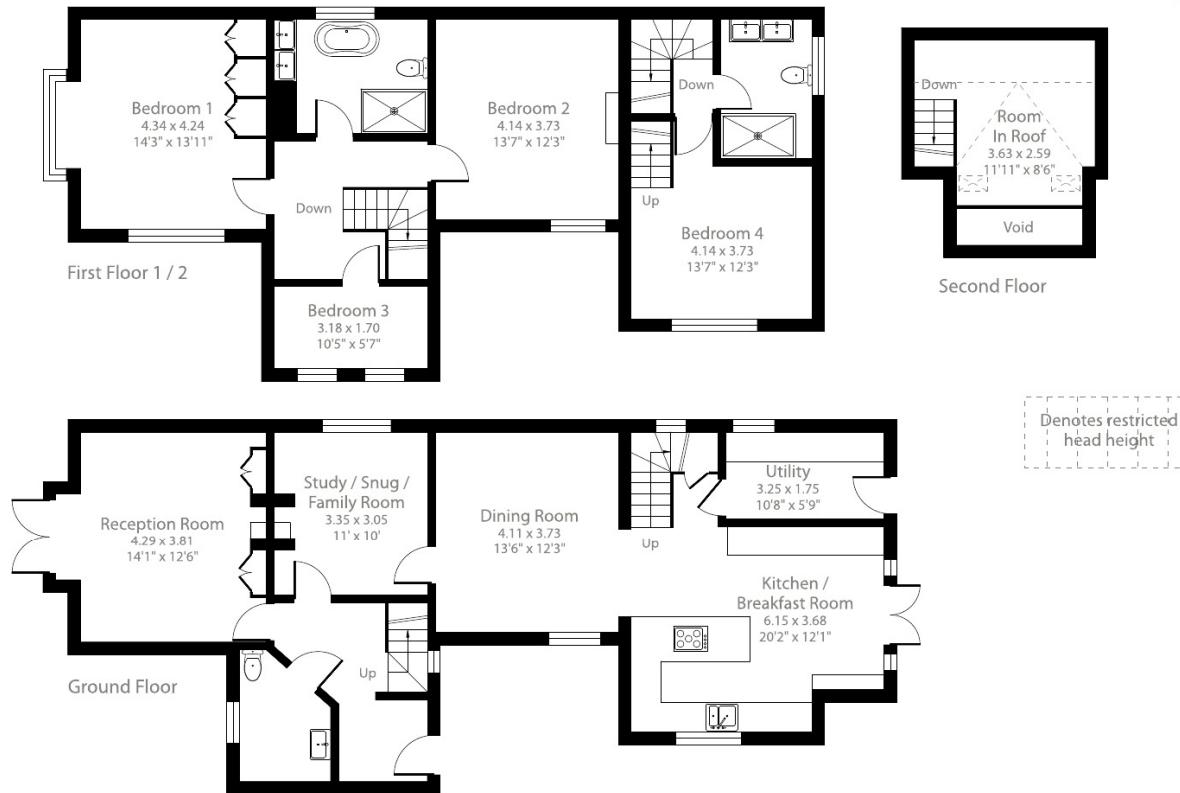
Cold Harbour Lane, Marlborough, SN8

Approximate Area = 1919 sq ft / 178.2 sq m (excludes void)

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1953 sq ft / 181.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2024. Produced for Carter Jonas. REF: 1161851

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