



KINGSBURY STREET,
MARLBOROUGH

Carter Jonas

26 KINGSBURY STREET, MARLBOROUGH, SN8 1JA

AMENITIES

- Grade II Listed
- No onward chain
- Open plan kitchen/breakfast room
- Three bedrooms
- Courtyard garden
- Close to town

SITUATION

26 Kingsbury Street is a double fronted, three storey period town house in a convenient location close to Marlborough 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 newly opened 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. 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

A charming period, double fronted town house located just a short walk from the Marlborough High Street, offered with no onward chain.

The main reception space is double fronted with two fireplaces, on to each end. Double doors can be closed to create two separate spaces or opened to enjoying this wonderfully sized room. There is an adjoining dining space with access to the courtyard garden or could easily be used as a home office space. A cloakroom completes the accommodation to this floor.

To the lower level is the open plan kitchen/dining room with two bay windows. Archways create a focal point and a real feature of the dining space.

To the first floor are three bedrooms, two of which are large doubles, with the third being a large single. All of the bedrooms are served by the family bathroom.

A GRADE II LISTED, THREE STOREY PERIOD TOWN HOUSE SITUATED CLOSE TO THE HEART OF THIS POPULAR MARKET TOWN, OFFERED WITH NO ONWARD CHAIN.



OUTSIDE

The house is approached from Kingsbury Street, via a side path. There is a private courtyard garden to the rear with gated access and a stone outbuilding.

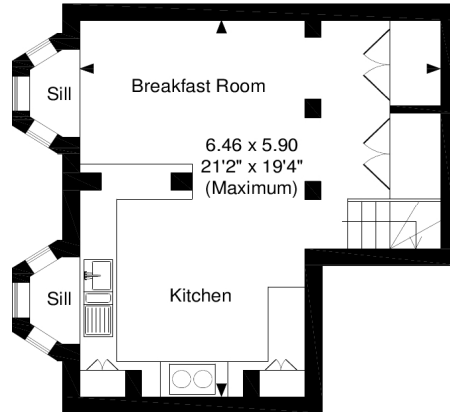
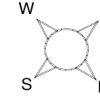
GUIDE PRICE: £550,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

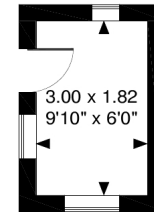


Classification L2 - Business Data

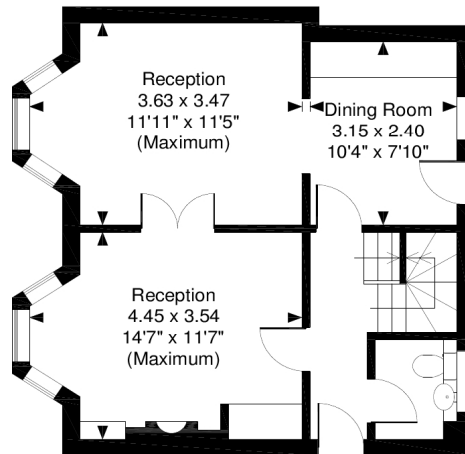
Kingsbury Street, Marlborough
Approximate Gross Internal Area
Main House = 1,339 sq ft / 124 sq m
Outbuilding = 59 Sq Ft/5 Sq M
Total = 1,398 sq ft / 130 sq m



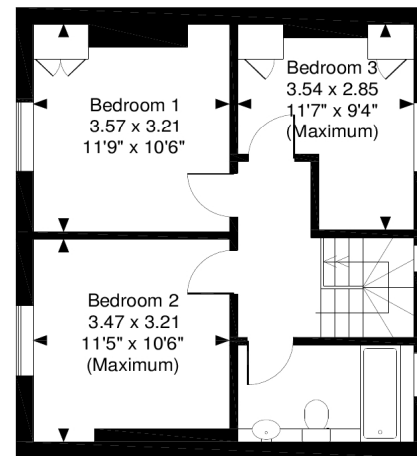
Lower Ground Floor



Outbuilding



Ground Floor



First Floor

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: E
- Energy efficiency rating: Exempt
- Broadband and mobile coverage. Please refer to Ofcom website

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