



**ST. MARTINS,  
MARLBOROUGH**

**Carter Jonas**

# 38 ST. MARTINS, MARLBOROUGH, WILTSHIRE, SN8 1AS

**A CHARMING REGENCY GRADE II LISTED TERRACED HOUSE WITH LARGE SOUTH FACING GARDEN, CONVENIENTLY SITUATED FOR THE HIGH STREET.**

## AMENITIES

- Grade II Listed
- High ceilings
- Double reception room
- Kitchen with separate dining room
- Three bedrooms
- Family bathroom
- Stunning 180ft garden
- Close to town centre

## DESCRIPTION

Constructed in 1830 of mellow red brick elevations, 38 St. Martins is a stunning Grade II listed, three bedroom Regency townhouse.

The front door opens into the hallway with the double aspect drawing room spanning the majority of the ground floor, with a beautiful fireplace and bookcases. From the hallway there is access down to the garden via original Bath Stone steps.

The property has a great deal of charm and character and light flows through the house, aided by the impressive high ceilings and southerly aspect. The lower ground floor provides a charming dining room with a period fireplace and garden access and links through to the large kitchen with gas Rayburn (which supplies hot water to the house), separate utility and cloakroom.

Heading upstairs and to the rear of the property is the well-appointed bathroom. Steps lead up to the first floor with the generous principal bedroom enjoying southerly views towards the Savernake Forest. There is a further double bedroom, a single bedroom and large loft (accessed from the landing), offering very handy extra storage space.

## OUTSIDE

The house is approached from St Martins via steps passing through original rails with cast spear heads. A notable feature of this stunning property is the expansive and beautifully maintained garden to the rear. The garden is 180 feet long and is currently open with the neighbouring property and is mainly laid to lawn with a wide variety of established trees and shrubs. The lower part of the extensive garden provides the ideal opportunity to erect a home office or gym, subject to obtaining the necessary consents.

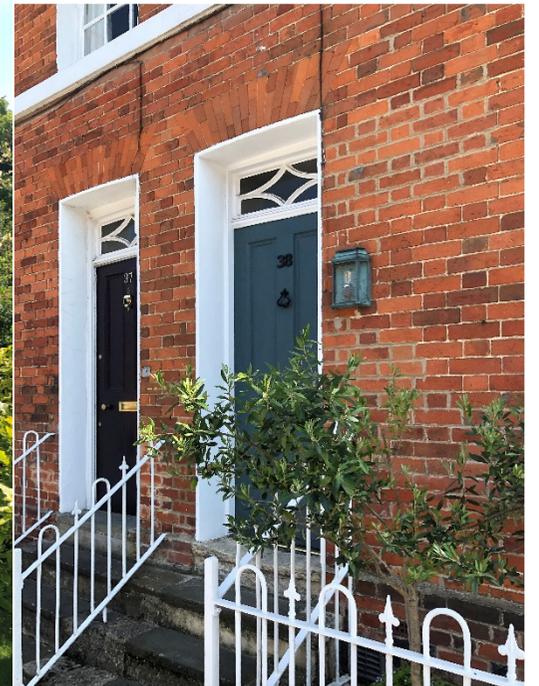
**GUIDE PRICE:** £695,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



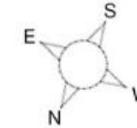
## SITUATION

Marlborough is a vibrant market town and the house is located just a short walk from the High Street, perfectly positioned for all the town has to offer. 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 offers further boutique shopping. The independent Parade Cinema shows 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. 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.



Classification L2 - Business Data

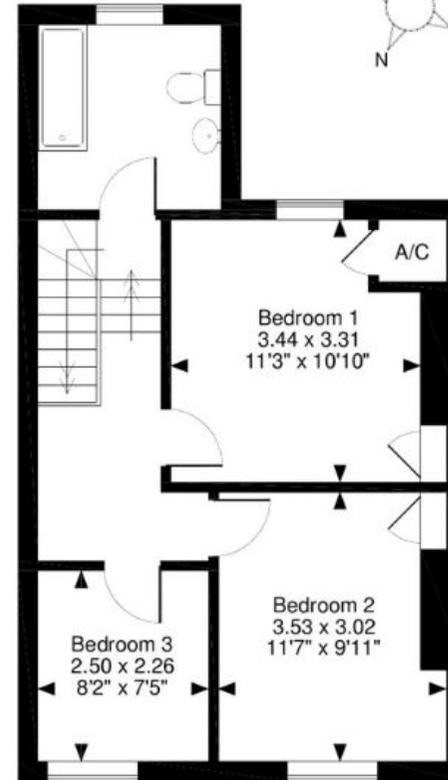
**St. Martins, Marlborough**  
**Approximate Gross Internal Area**  
**1,303 sq ft / 122 sq m**



**Lower Ground Floor**



**Ground Floor**



**First Floor**

**SERVICES AND MATERIAL INFORMATION**

- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating. Hot water via gas Rayburn
- Council tax band: D - <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/>

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8274577/DMS

**Marlborough 01672 514 916**  
 93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
 Offices throughout the UK

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data