



26 KINGSBURY STREET
Marlborough, Wiltshire

Carter Jonas

26 KINGSBURY STREET, MARLBOROUGH, WILTSHIRE

- Swindon 12 miles
- Newbury 17 miles
- Hungerford 9 miles and Salisbury 22 miles
- Junction 15 (M4) 9 miles
- Pewsey, Great Bedwyn and Swindon stations link with London Paddington – about 1 hour.

Entrance hallway · Kitchen/breakfast room · Three reception rooms · Three bedrooms · Family bathroom
Cloakroom · Courtyard garden with stone outbuilding

SITUATION

26 Kingsbury Street is a double fronted, three storey period town house in a convenient location close to Marlborough High Street. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco's supermarket and several quality restaurants including Rick Steins, Dan's and Godots. In addition, there are the shopping areas in Hilliers Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities too as well as Marlborough Tennis Club and its new courts at Marlborough Golf Club. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

DESCRIPTION

A charming period, double fronted town house with brick elevations under a slate pitched roof. The house is set back from the road with simple iron railings and the main entrance is to the side of the property with the accommodation arranged over three floors. There is a fitted kitchen/dining room on the lower ground floor with flagstone flooring and Aga.

A GRADE II LISTED, THREE STOREY PERIOD TOWN HOUSE SITUATED CLOSE TO THE HEART OF THIS POPULAR MARKET TOWN.



On the ground floor is a cloakroom and three reception rooms which are all interlinked with the larger two rooms having bay windows and matching period fireplaces. The dining room has built in dresser units and a rear door leading out onto the courtyard garden. On the first floor are three bedrooms and a family bathroom.

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.

ADDITIONAL INFORMATION

General RemarksMeasurements are given in metres (accurate to 0.1m) followed by feet and inches. Land measurements are to within 5%. Only fixtures and fittings which are specifically identified are included. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

Local Authority Wiltshire Council, County Hall, Bythesea Road, Trowbridge, BA14 8JN

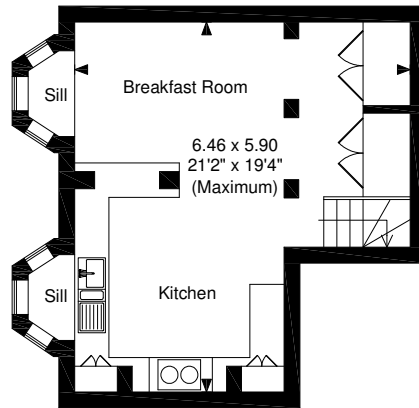
Postcode SN8 1JA

Viewing By prior appointment through the Marlborough office: 01672-514916

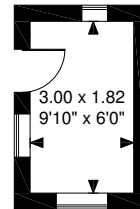
Directions From this office proceed east along the High Street turning left by the Town Hall into Kingsbury Street. Proceed along Kingsbury Street where the property will be found on the right hand side.



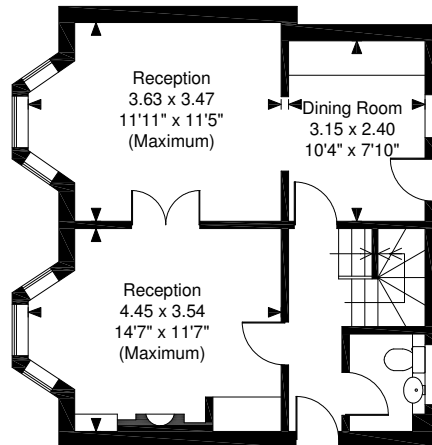
Kingsbury Street, Marlborough
Approximate Gross Internal Area
Main House = 1,339 sq ft / 124 sq m
Outbuilding = 59 Sq Ft/5 Sq M
Total = 1,398 sq ft / 130 sq m



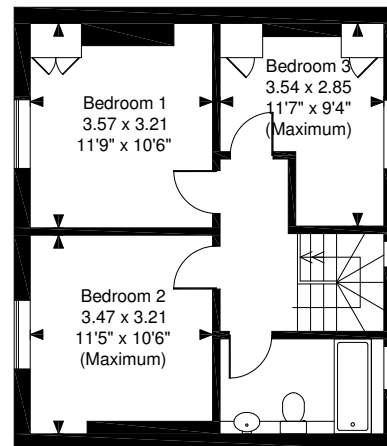
Lower Ground Floor



Outbuilding



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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