



HIGH STREET,  
MARLBOROUGH

Carter Jonas

# 86 HIGH STREET, MARLBOROUGH, SN8 1HF

**A GRADE II LISTED TOWN HOUSE MOMENTS FROM THE HIGH STREET.**

## AMENITIES

- Sitting Room
- Kitchen
- Dining Room
- Main Bedroom Ensuite
- Three Further Bedrooms
- Family Bathroom
- Scope for Improvement
- Ideal Airbnb

## SITUATION

86 High Street is located in the heart of Marlborough in this select quiet part of the High Street adjacent to St Peter's Church. Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose and Tesco supermarkets and several quality restaurants including Dans, Pino's, Pizza Express, Sarsen's and ASK. In addition, there are the shopping areas in Hillier's Yard and Hughenden Yard. The leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other towns 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

86 High Street is a Grade II Listed townhouse dating from the mid-19<sup>th</sup> Century. Originally a retail outlet the property was converted some years ago into an interesting and characterful house with accommodation arranged over basement and three upper floors.

It has appealing red brick elevations relieved by a bay shop front and sash hung windows. There is a kitchen complete with Aga and the upper floors provide flexible accommodation with open fireplaces and good ceiling height. There are potentially three or four bedrooms served by a family bathroom and a shower room.

There is no external space albeit the house has a scenic overlook towards the Church of St Peter and St Paul.

The house would be suitable as a rental investment or an Airbnb or alternatively a characterful pied-a-terre.



**TENURE** Freehold

**EPC BAND** Exempt.

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

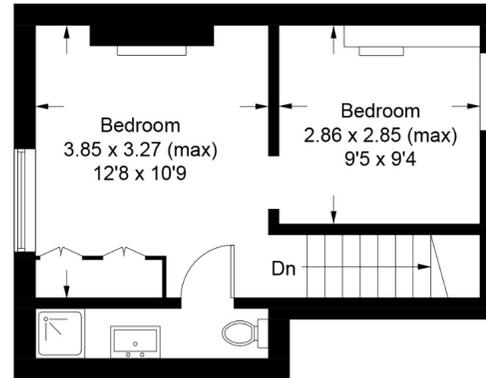
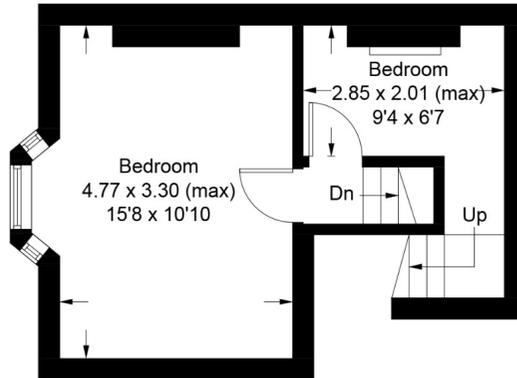


# 86 High Street

Approximate Gross Internal Area = 82.3 sq m / 886 sq ft

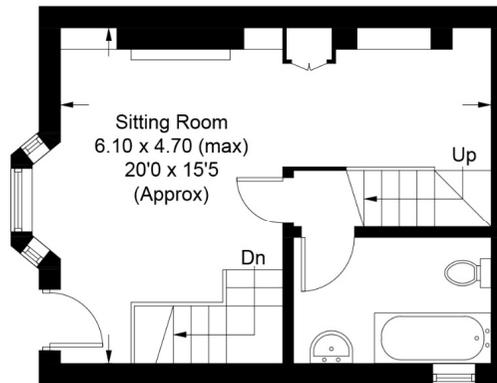
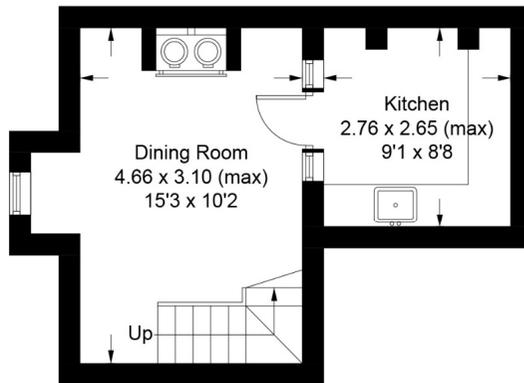
Basement = 23.9 sq m / 257 sq ft

Total = 106.2 sq m / 1143 sq ft



First Floor

Second Floor



Basement

Ground Floor

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## IMPORTANT INFORMATION

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Classification L2 - Business Data