



Kingsbury Street, Marlborough  
Wiltshire, SN8



*Beyond your expectations*



---

# A Handsome Five Bedroom Listed Town House With Parking

**Hamptons International**

20 High Street, Marlborough, Wiltshire, SN8 1AA

Sales. 01672 516256

marlborough@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Hall | Sitting room | Dining room | Kitchen/Dining/Family room | Cloakroom | Five Double Bedrooms | Study | Family Bathroom | Shower Room | Cellar | Garage | Courtyard | Garden | Parking | Easy access to the High Street | Scope for Improvement \*\*\*No Forward Chain\*\*\*\*

**Guide Price £725,000 Freehold**

## Description

A handsome and spacious Grade II listed town house with five double bedrooms, a garage, garden and parking, set within easy reach of Marlborough's historic high street. The house offers a superb opportunity to update and add style to this lovely characterful house. Of particular note is the fantastic kitchen/breakfast/ family room, this is a lovely light room with French doors to the garden and a glazed door to the courtyard. With wooden flooring throughout, the kitchen is fitted with a bespoke range of cupboards and a gas range style cooker set into an exposed brick chimney breast. There is a spacious utility room with Belfast sink and space for appliances. Both the sitting room and dining room are well proportioned rooms with open fireplaces; a cloakroom completes the ground floor. There are three double bedrooms and a study or dressing room on the first floor, along with a spacious bathroom which has a shower along with a roll top bath. Two further double bedrooms and a shower room are located on the second floor. The house has a large cellar with light and power and offers ample scope for conversion (subject to consents)

## Outside

The house has off street parking to the front and an integral garage to the side. There is a small enclosed courtyard to the side which has a capped well, this is located off the kitchen/breakfast room, ideal for outside entertaining. The garden to the rear has a sun terrace laid with flagstones immediately adjoining the house and steps leading up the garden which offers a good degree

of privacy.

## Location

Kingsbury street is a sought after and historic part of Marlborough town and the house is located just a few moments walk from the High Street which provides an extensive range of shopping facilities, a twice weekly market, a sports centre. library and various restaurants and pubs. The town is well served by a good range of schooling, including several excellent Primary schools and Senior schools such as St John's Academy, Marlborough College and Dauntseys. Junction 15 (M4) is approximately 8 miles and local BR railway stations to London Paddington and the West Country can be accessed at Great Bedwyn (7 miles), Pewsey (9 miles) and Swindon (12 miles) The countryside surrounding the town is designated as an area of Outstanding Natural Beauty which includes the nearby Savernake Forest.



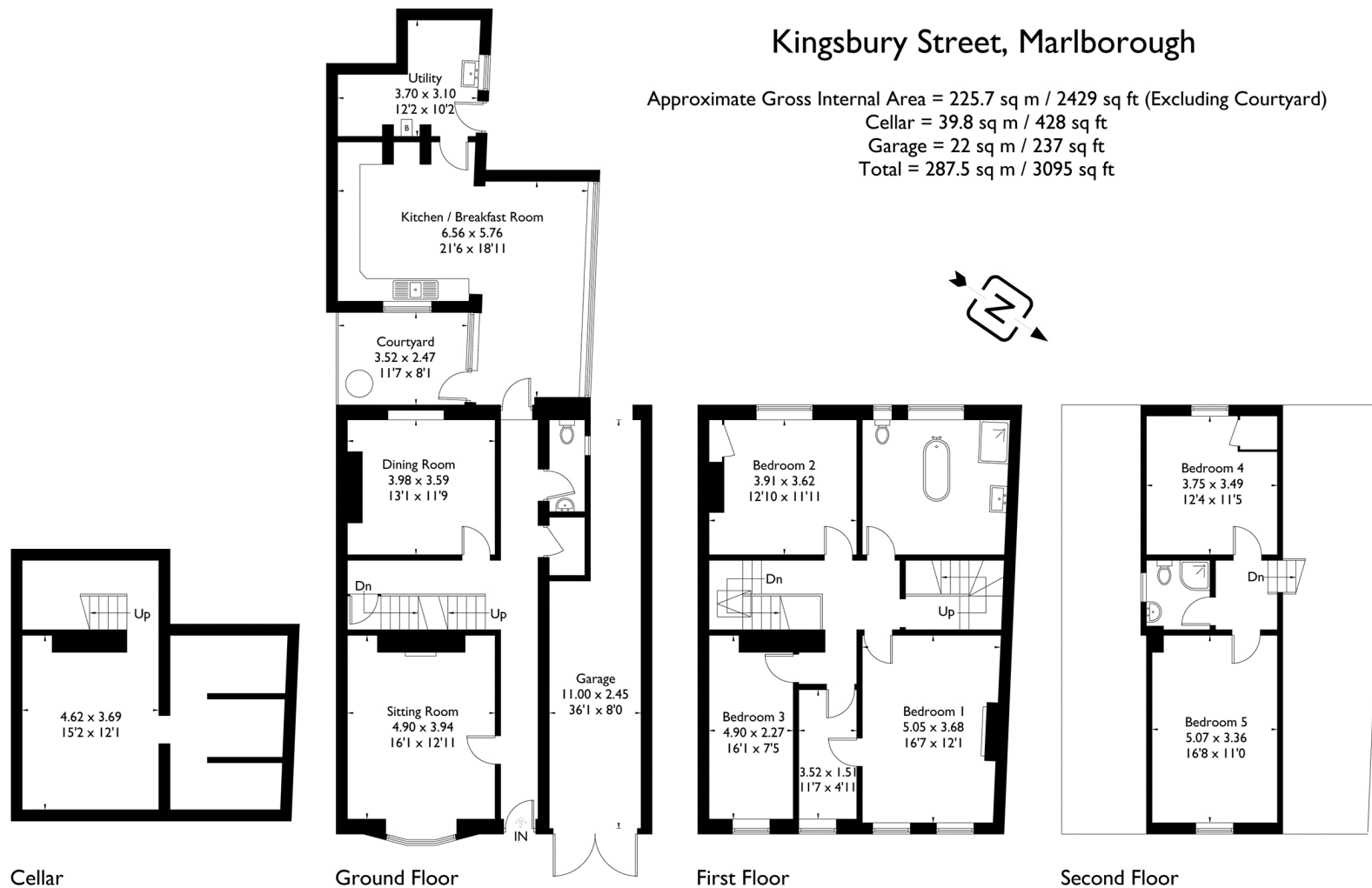
## Kingsbury Street, Marlborough

Approximate Gross Internal Area = 225.7 sq m / 2429 sq ft (Excluding Courtyard)

Cellar = 39.8 sq m / 428 sq ft

Garage = 22 sq m / 237 sq ft

Total = 287.5 sq m / 3095 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: I57408

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



