



**RAWLINGSWELL LANE,
MARLBOROUGH**

Carter Jonas

7 RAWLINGSWELL LANE, MARLBOROUGH, SN8 1AU

AMENITIES

- Sitting Room
- Kitchen
- Garden Room
- Two Bedrooms
- Family Bathroom
- Attic Room
- Garden
- Double Garage – available under separate negotiation

SITUATION

7 Rawlingswell Lane is a no-through road moments from Marlborough High Street. Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema which is opposite the property on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features an annual literary festival, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

7 Rawlingswell Lane is a period property arranged over three floors of red brick elevations under a tiled roof and relieved by double glazed windows. The property is offered with no onward chain.

To the ground floor there is a sitting room with wood burning stove to the front of the property, a kitchen with a range of wall and base units and a light and bright garden room with lantern roof, opening out to the rear garden which the current owner currently utilises as a home office, but would also make an ideal dining room or playroom.

To the first floor are two good sized bedrooms which are served by the well-appointed family bathroom. The rearmost bedroom enjoys views across Marlborough.

The top floor comprising of one large room which could be utilised as an additional bedroom or as a home office space, as it is fitted with air conditioning.

A PERIOD HOUSE WITH GARDEN, MOMENTS AWAY FROM THE GREEN AND MARLBOROUGH HIGH STREET. DOUBLE GARAGE AVAILABLE UNDER SEPARATE NEGOTIATION. NO ONWARD CHAIN.



OUTSIDE

A pathway to the side of the house leads through a gate to the south/west facing rear garden with steps up to a lawned area enclosed by panel fencing and bordered by established shrubs. There is a hard-standing area for a shed. Please note that the adjoining property has right of access across the path, this is typically used for bin collection days, once a fortnight. Across from the property is the double garage with up and over door, which has power and lighting. And is available under separate negotiation.

TENURE Freehold

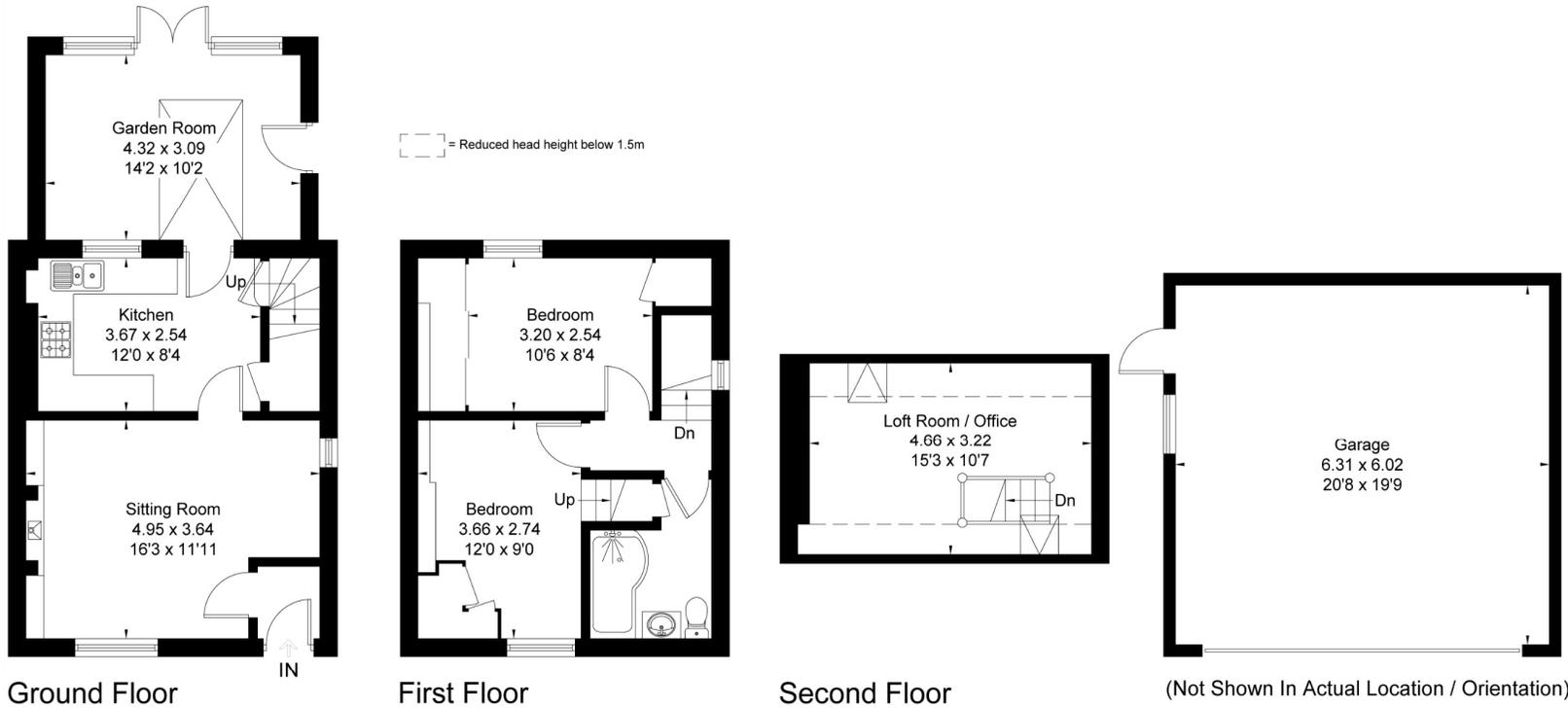
EPC BAND C. **GUIDE PRICE:** £345,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Approximate Area = 92.6 sq m / 997 sq ft
 Garage = 38 sq m / 409 sq ft
 Total = 130.6 sq m / 1406 sq ft
 Including Limited Use Area (5.1 sq m / 55 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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IMPORTANT INFORMATION

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