



ST ANDREWS STUDIO, KINGSBURY STREET,  
MARLBOROUGH

Carter Jonas



# 35A KINGSBURY STREET, MARLBOROUGH, SN8 1JA

## AMENITIES

- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Cloakroom
- Main Bedroom Suite
- Second Bedroom Suite
- Further Double Bedroom
- Family Bathroom
- Garage & Parking
- Garden

## SITUATION

Discreetly located off Kingsbury Street the property is within easy walk of Marlborough High Street. 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 offer further boutique shopping to be discovered off the historic high street and the newly opened independent Parade Cinema show 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 as well as a multitude of courses for all the family at Marlborough College Summer School. Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. 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.

## DESCRIPTION

St Andrews Studio offers charming period cottage living of red brick elevations, relieved by wooden windows under a tiled roof. There are generous reception areas with wooden flooring including the sitting room with fireplace, dining room with French doors opening to the rear garden and kitchen and utility room.

The property benefits from having two main bedroom suites with ensembles and dressing rooms, one of which with vaulted ceiling. There is a further double bedroom, served by the well-appointed family bathroom.

**A CHARMING PERIOD PROPERTY DISCREETLY LOCATED WITHIN WALKING DISTANCE OF THE HIGH STREET.**



## OUTSIDE

The property has a lovely cottage style walled garden with mature shrub and flowers borders. There is a further front cottage garden, which is walled with flower borders and a wood gate opens out to the parking area and access to the garage. The property is within the easy walk of the High Street and all that has to offer.

**TENURE** Freehold

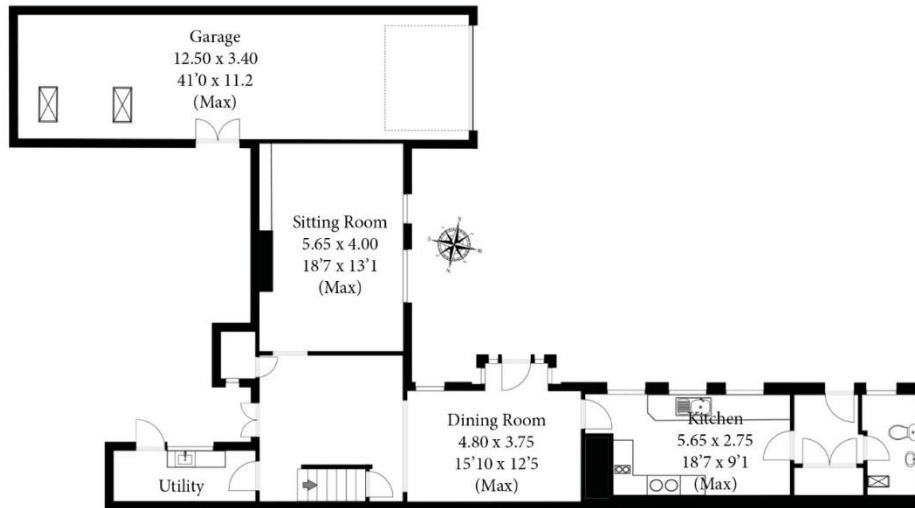
**EPC BAND** F.

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





**35a Kingsbury Street**  
**Approximate GIA**  
2346.27 Square Metres 2346 Square Feet



Ground Floor



First Floor

This plan is for illustrative purposes only, measurements are approximate and not to scale  
Outbuildings are not shown to scale or orientation  
Produced by Lightfall

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