



**ST. MARGARET'S COTTAGES,
MARLBOROUGH**

Carter Jonas

4 ST. MARGARET'S COTTAGES, MARLBOROUGH, SN8 4AA

**A CHARMING TWO BEDROOM COTTAGE WITHIN WALKING DISTANCE OF
MARLBOROUGH HIGH STREET.**

AMENITIES

- Reception Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Beautiful Garden

SITUATION

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 a newly opened cinema at 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 annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and cities including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Mainline (Paddington) rail connections are at Pewsey, Great Bedwyn, Swindon and Hungerford and there is M4 access near Swindon and Hungerford

DESCRIPTION

Enjoying a peaceful location in the heart of Marlborough, this is a charming and well-presented two bedroom cottage of red brick elevations under a tiled roof relieved by double glazed windows.

The reception room is to the front of the property overlooking the garden and has built in bookshelves and an open fireplace. The kitchen has modern fitted units with an integrated electric oven with four ring gas hob above. There is a useful storage area beneath the stairs. Off the kitchen there is a cupboard housing plumbing for a washing machine in the back hall and the ground floor accommodation is completed with the bathroom at the rear of the property. There is also access to a small enclosed garden.

Upstairs are two good size double bedrooms. The main bedroom is to the front and enjoys views over the garden.



There is scope to extend, subject to planning approval, as neighbouring houses have done, to create more space. The house is being sold with no onward chain.

OUTSIDE

The cottage is set back from the road and is accessed via the shared pathway to the front. This cottage has a beautiful garden to the front (across the shared pathway) which is mainly laid to lawn.

TENURE Freehold

EPC BAND D.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



4 St. Margaret's Cottages

Approximate Gross Internal Area = 54.5 sq m / 587 sq ft

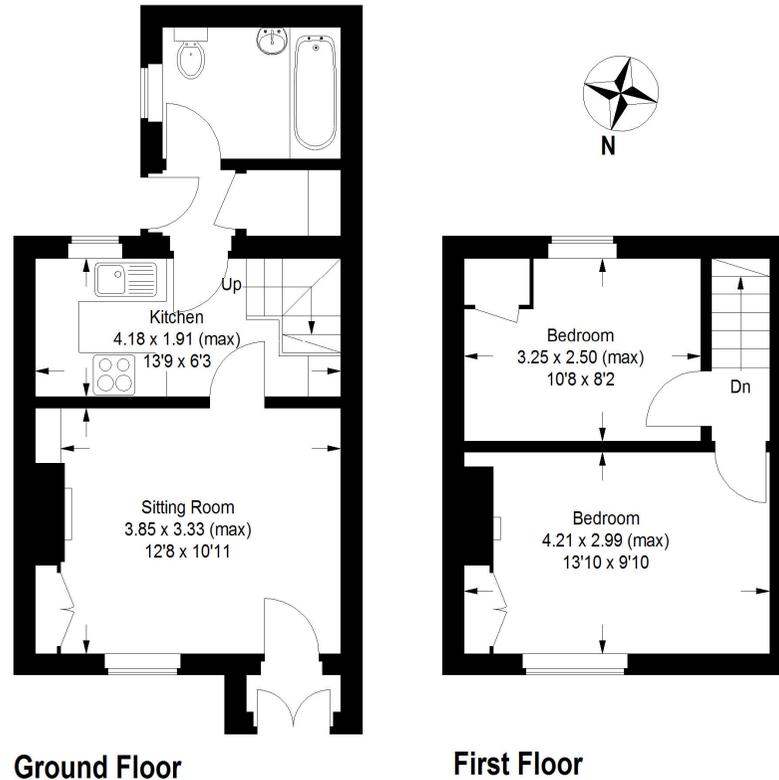


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

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Classification L2 - Business Data