



KINGSBURY STREET,  
MARLBOROUGH

Carter Jonas

# 41 KINGSBURY STREET, MARLBOROUGH, SN8 1JA

A GRADE II LISTED PERIOD COTTAGE MOMENTS FROM MARLBOROUGH HIGH STREET.

## AMENITIES

- Sitting Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- Patio Garden
- Town Centre Location

## SITUATION

This period cottage is moments from the High Street, conveniently placed for all that Marlborough has to offer. 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

41 Kingsbury Street is a period cottage arranged over three floors, full of charm and period features including exposed beams and brickwork and would make an ideal home, pied-a-terre or Airbnb.

The sitting room with open fireplace is large enough for a dining area and leads through to the bespoke fitted kitchen with stable door opening to a side passageway and courtyard patio to the rear.

There are three double bedrooms, one of which has a delightful, vaulted ceiling and are all served by the well-appointed family bathroom.



## OUTSIDE

Moments from the High Street of Marlborough, to the rear is a small patio area for sitting out and enjoying the sunshine.

**TENURE** Freehold

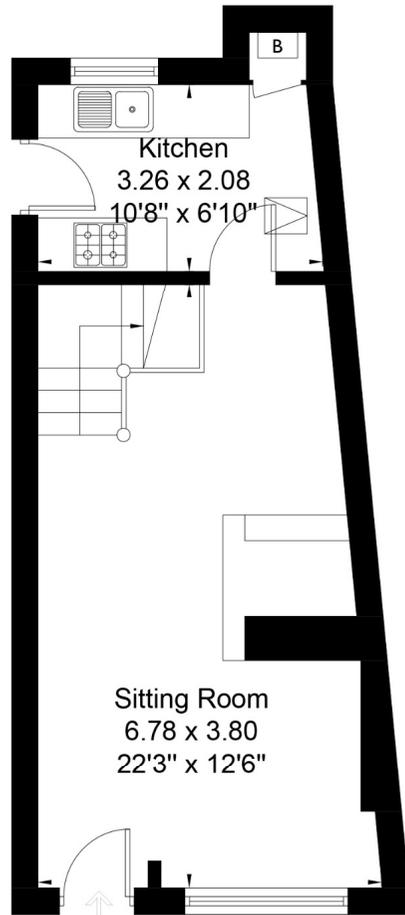
**EPC BAND** E.

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

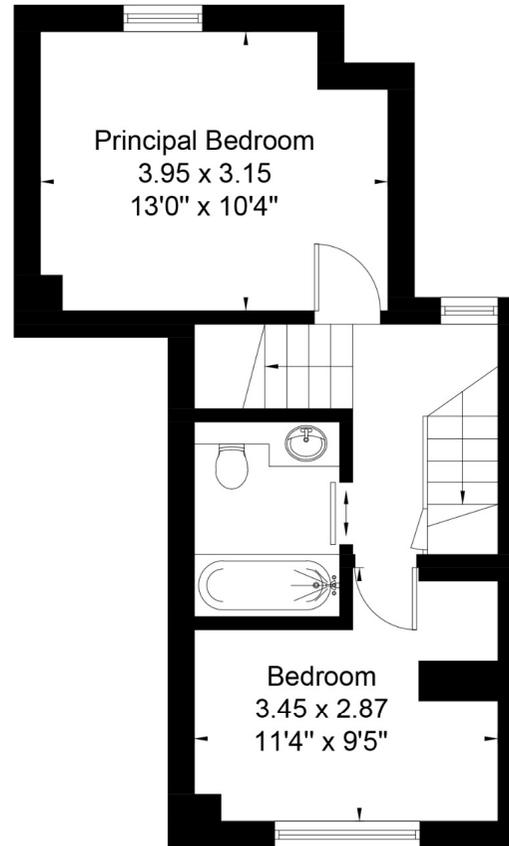
**GUIDE PRICE:** £350,000 (Subject to Contract)



41 Kingsbury Street, Marlborough, SN8 1JA  
Approximate Area = 864 sq ft / 80.3 sq m  
Including Limited Use Area ( 55 sq ft / 5.1 sq m)

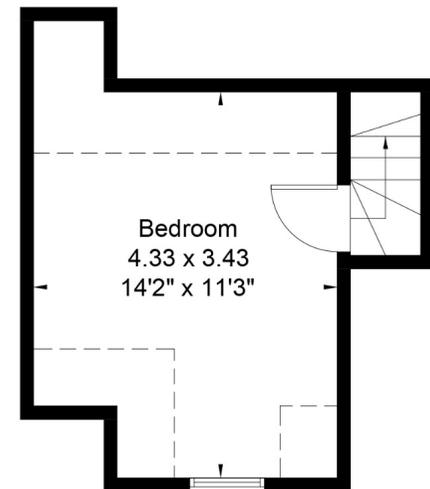


Ground Floor



First Floor

= Reduced head height below 1.5m



Second Floor

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

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Offices throughout the UK

**IMPORTANT INFORMATION**

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