



**BARTON HOUSE, HERD STREET,  
MARLBOROUGH**

**Carter Jonas**



# BARTON HOUSE, 38 HERD STREET, MARLBOROUGH, SN8 1UN

**A THREE STOREY PERIOD TOWNHOUSE WITHIN EASY WALKING DISTANCE OF  
MARLBOROUGH HIGH STREET.**

## AMENITIES

- Kitchen/Living Room
- Main Bedroom Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Period Features
- Close to the High Street

## SITUATION

Marlborough is a vibrant market town offering 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 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 city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

Within easy walking distance of Marlborough High Street, Barton House is a stone-built building under a tiled roof.

The property is arranged over three floors offering flexible living accommodation. To the ground floor is a generously proportioned, open plan kitchen/sitting room with parquet flooring and fireplace.

To the first floor is the larger than average main bedroom which benefits from having an ensuite shower room. There is also the well-appointed family bathroom completing the first floor. There are two further double bedrooms to the top floor.

## OUTSIDE

The property is within easy walking distance to the High Street. Whilst the property has no parking, parking is available in the neighbouring car parks with a permit.



## SERVICES AND MATERIAL INFORMATION

- Freehold
- Parking available by permit in neighbouring car parks
- Mains water, gas and drainage.
- Council tax band: E - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: to be confirmed
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE:** £475,000 (Subject to Contract)

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

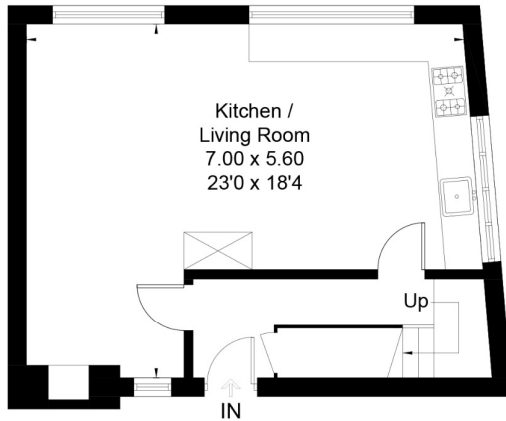




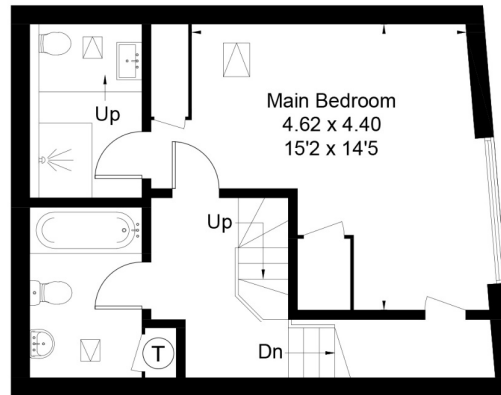
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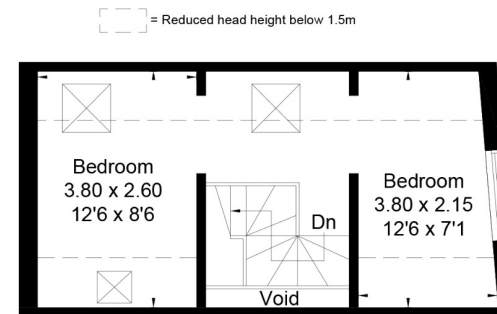
Herd Street, Marlborough, SN8  
Approximate Area = 1182 sq ft / 109.8 sq m (Excluding Void)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #66513

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#### IMPORTANT INFORMATION

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