



CROSS LANE,
MARLBOROUGH

Carter Jonas

HIGHTOWN, CROSS LANE, MARLBOROUGH, WILTSHIRE, SN8 1JZ

KEY FEATURES

- Five bedrooms
- Four bathrooms
- Impressive kitchen / dining / family room
- Drawing room
- Sitting room / study
- Utility room
- Garden
- Driveway parking
- Double garage
- Peaceful location
- Close to town centre

A BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOUSE, WITH A STRIKING REAR EXTENSION, LOCATED ON A PRIME ROAD CLOSE TO MARLBOROUGH HIGH STREET.



SITUATION

Hightown is located on Cross Lane, in this prestigious area of Marlborough within an Area of Natural Beauty. Marlborough is a vibrant market town, and the house is located just a short walk from the High Street which enjoys the mantle of 'the widest high street in England'. 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 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

Located a short walk from Marlborough High Street, Hightown is a handsome red brick, detached house offering light filled, elegantly appointed accommodation and combining period character with stylish modern fittings.

Approached through a welcoming reception hall, this is a delightful family house offering a wealth of living and entertaining space throughout. The kitchen area is beautifully appointed with a high-quality modern kitchen with large island and a range of top-quality appliances. The kitchen opens up into a large dining/family area with bi-fold doors that open on two sides to the large south facing terrace.

The main sitting room is exceptional and provides the most wonderful entertaining space, perfect for large gatherings and comfortable with a delightful, fitted fireplace. Doors lead from here both to the garden and terrace. In addition, there is another sitting room / study, and the downstairs accommodation is completed by a utility room and separate downstairs cloakroom.

On the first floor is a large landing providing access to four of the bedrooms. The principal bedroom, overlooking the garden and with views across the town, has a large ensuite bathroom with separate shower. There is one further bedroom suite in this part of the house with an adjoining shower room. There are two further double bedrooms which are served by the well-appointed family bathroom. Above the garage, the owners have created another spacious bedroom with ensuite shower room. This space could be used as the principal bedroom but would also make a wonderful guest room given it is accessed by a separate staircase.

OUTSIDE

The property's driveway leads to a spacious gravel parking area and access to the double garage, which offers excellent further parking or home storage. The garden at the front is mainly laid to lawn and is bordered with wooden fencing and a variety of mature trees and shrubs. To the side of the property is a spacious south facing terrace and outdoor seating area, offering a great place for alfresco dining in the sunnier months. In all approx. 0.32 acres.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: Band C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,700,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Cross Lane, Marlborough SN8
Approximate Area = 3216 sq ft / 298.8 sq m
(Including Garage)



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 #65440

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