



KELHAM GARDENS,
MARLBOROUGH

Carter Jonas

10 KELHAM GARDENS, MARLBOROUGH, WILTSHIRE, SN8 1PW

KEY FEATURES

- 2889 square feet
- Detached family home
- 6 bedrooms
- 4 bathrooms (3 ensuite)
- Double garage and single carport
- Large garden with sun terrace
- Peaceful location
- Walking distance to Marlborough High Street

SET WITHIN EASY REACH OF MARLBOROUGH HIGH STREET, THIS IS A SUBSTANTIAL AND VERSATILE SIX BEDROOM DETACHED FAMILY HOUSE WITH A DOUBLE GARAGE, CARPORT AND A GENEROUS GARDEN.



SITUATION

Kelham Gardens is conveniently located moments from the High Street, ideally 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 close by 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. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

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

Occupying one of the largest plots within Kelham Gardens in central Marlborough, 10 Kelham Gardens is an impressive and substantial family house of brick elevations under a tiled roof and relieved by double glazed windows. Despite its central position, Kelham Gardens is a no through road and enjoys a lovely, peaceful location.

On the ground floor, all rooms emanate from the spacious hallway and of particular note is the double aspect sitting room, with bay window to one end and French doors opening onto the garden at the other. This room enjoys wonderful width and proportions and is centred around the Limestone fireplace with woodburning stove.

The kitchen/dining room is a lovely, open space and is fitted with a good range of built in cupboards and overlooks the garden beyond. The conservatory extension offers another useful reception space and leads seamlessly off the dining area. There is a separate family room to the front of the property (currently used as a study) and a downstairs cloakroom.

The staircase leads to a generous landing off which all rooms are accessed. The main bedroom has a dressing room and ensuite bathroom and there are two further double bedrooms (one with an ensuite shower room) and the well-appointed family bathroom on this floor. The current owners have converted one bedroom into a utility / laundry room and this could be easily changed back should there be the need for a sixth bedroom.

On the second floor, there are two further double bedrooms, one with ensuite bathroom, which offers great flexibility for use and makes this an ideal family home.

OUTSIDE

The property is approached over a block paved drive with ample parking and a double garage and carport, providing excellent additional storage space. There is side access to the larger than average rear garden which mainly laid to lawn with mature trees and shrubs. There is a summer house, a pond and also a raised decked sun terrace immediately adjoining the house which provides the ideal spot for outside entertaining.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas central heating
- Council tax band: G
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for further details.
- Flood Risk - medium risk of surface water flooding

GUIDE PRICE £1,050,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

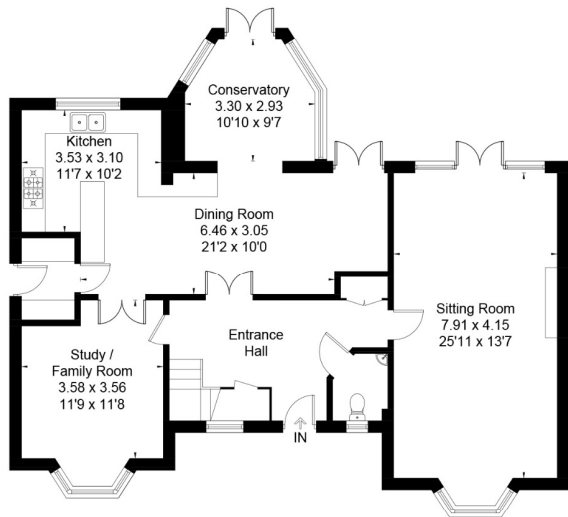




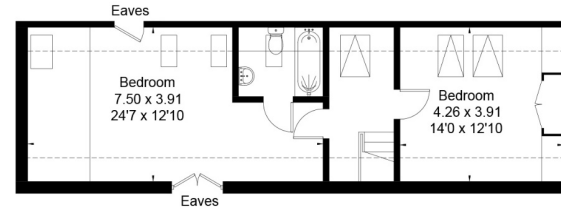
Kelham Gardens, Marlborough , SN8
 Approximate Area = 2889 sq ft / 268.4 sq m
 Garage = 343 sq ft / 31.9 sq m
 Summer House = 55 sq ft / 5.1 sq m
 Total = 3287 sq ft / 305.4 sq m



= Reduced head height below 1.5m



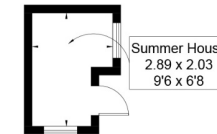
Ground Floor



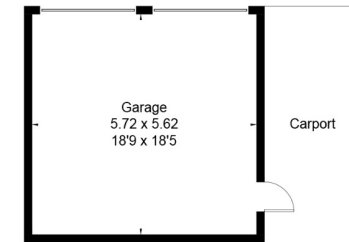
Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #69165

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Classification L2 - Business Data