



9-11 Barn Street, Marlborough

Guide Price £525,000

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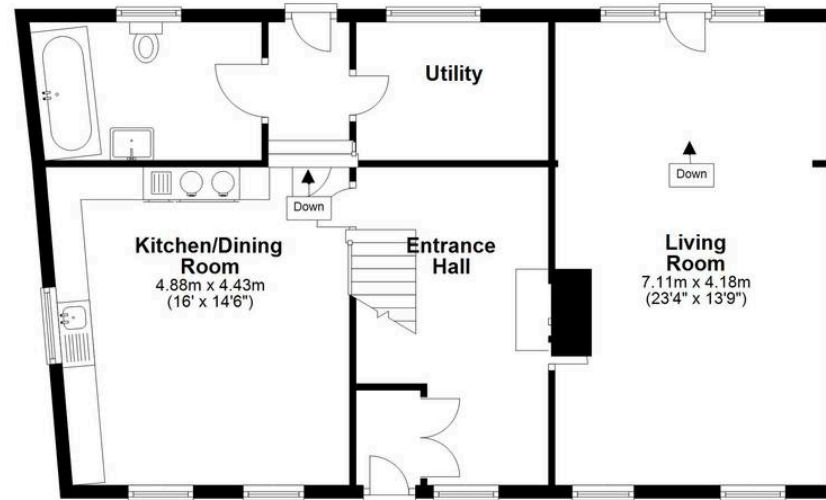
Originally three cottages, this charming home is brimming with period features, including exposed beams and timbers, brick walls, and open fireplaces. Upon entering through the front door, you are greeted by a spacious and welcoming hallway featuring a central fireplace, exposed beams, and a tiled floor, which continues into the adjoining sitting room. The sitting room is dual aspect, with secondary glazed windows, tiled flooring, exposed brick, and beams that add character, alongside a period fireplace and a door that opens onto the garden.

On the opposite side of the hall, through a stable door, is the recently refurbished kitchen/dining room, a wonderful space for entertaining. It features an Aga as a centerpiece, dual-aspect secondary glazed windows, a tiled floor, ample storage, and black beams. The kitchen also provides access to a utility room with additional storage and the boiler, as well as a door leading to the garden. On the ground floor, there is also a spacious family bathroom with a freestanding roll-top bath.



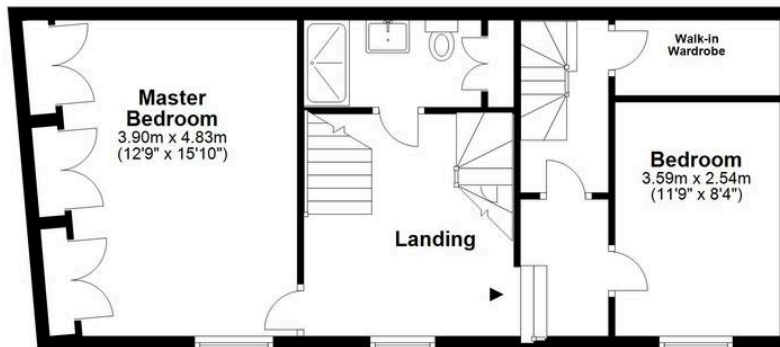
Ground Floor

Approx. 93.9 sq. metres (1010.7 sq. feet)



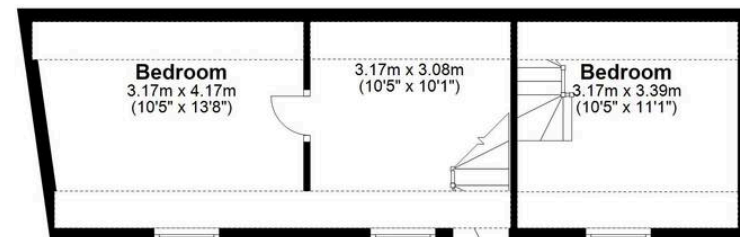
First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 183.0 sq. metres (1969.4 sq. feet)

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