



## 7 Poulton Cottages Tin Pit, Marlborough

Guide Price £240,000

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## 7 Poulton Cottages Tin Pit

This delightful Victorian cottage offers period charm, offering a peaceful setting, a tiered garden, and countryside views, all within walking distance of Marlborough's bustling town centre. This quaint period home is a gem—ideal for those seeking character, convenience, and a tranquil setting.

Upon entering via the shared access path, you are welcomed by a tiled porch area which provides a practical space for coats and shoes. The cosy living room where a feature wood burner creates a warm and inviting focal point. Neutral décor, quirky storage, and natural light enhance the space, with lovely garden views beyond.

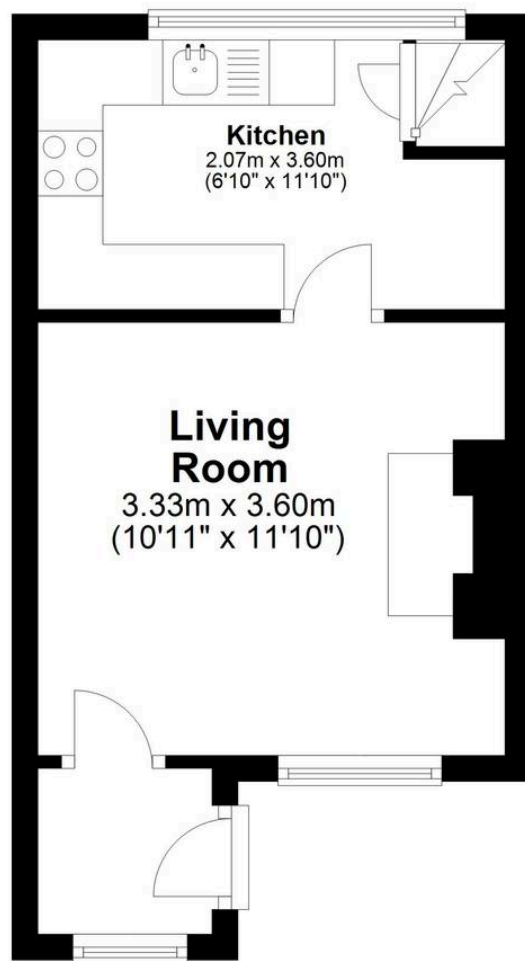
The fitted kitchen is well-appointed with an electric cooker, ample storage, and tiled flooring. A wooden staircase leads to the spacious bathroom, complete with wooden floorboards, a shower over the bath, WC, basin, and generous storage. Opposite, the double bedroom benefits from fitted wardrobes and enjoys beautiful views over Bay Meadows Nature Park and surrounding woodland.

One of the property's standout features is its tiered cottage-style garden. The lower patio terrace provides a peaceful setting for alfresco dining where you can relax and take in the countryside views and the distant flow of the River Og. A handy garden shed provides extra storage.



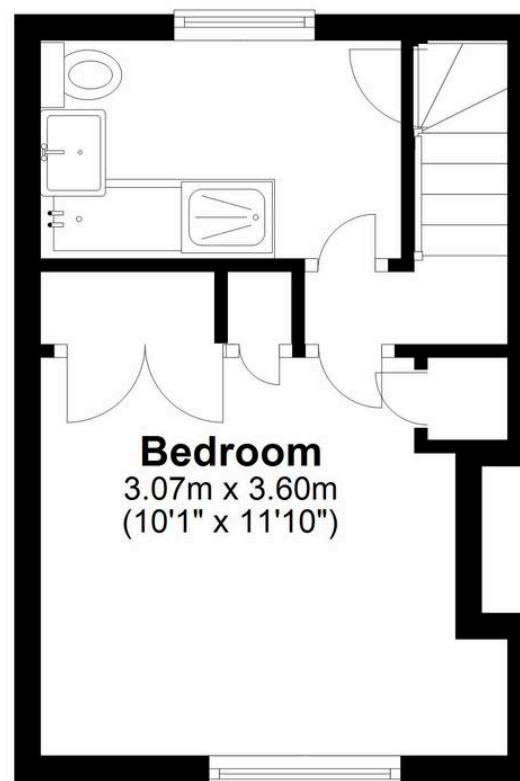
## Ground Floor

Approx. 21.0 sq. metres (226.3 sq. feet)



## First Floor

Approx. 19.2 sq. metres (206.5 sq. feet)



Total area: approx. 40.2 sq. metres (432.8 sq. feet)

## McFarlane Sales & Lettings

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