



SUN COTTAGE

Marlborough, Wiltshire



A WONDERFUL FAMILY HOUSE SITUATED WITHIN A SHORT DISTANCE OF THE HIGH STREET, EXCELLENT SCHOOLS AND COMMUNICATIONS.

Sun Cottage is an impressive town house with versatile accommodation
and privately situated on a sought-after road.


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Local Authority: Wiltshire Council
Council Tax Band: G
Tenure: Freehold

Services: Mains water, electricity and drainage. Gas heating and AGA.
Postcode: SN8 1JP
What3words: ///quoted.mush.pulse



THE PROPERTY

Sun Cottage is a substantial family home believed to date from 1930 with later additions. The property is tastefully presented with light, versatile accommodation including a well-appointed kitchen/breakfast room with gas AGA and Smallbone kitchen. There is a south-facing garden room with woodburning stove and doors leading down to a sheltered terrace. The attractive sitting room has an open fire and a door leading into the garden. There is a study and playroom.

The principal bedroom overlooks the private gardens and has an adjacent bathroom with underfloor heating. There is a guest bedroom with dressing room and Juliet balcony, four further bedrooms, a shower room and family bathroom with shower. A staircase leads up to a second floor loft room.

SITUATION

Sun Cottage is a fantastic family home situated on a desirable road and within easy access of Marlborough's thriving High Street. The popular market town has a wide range of restaurants and shops, including a Waitrose, a weekly market and cinema. The larger commercial centres of Swindon and Newbury offer a wide selection of shops and recreational facilities.

Communications are excellent, with trains to London Paddington from Great Bedwyn, Hungerford and Swindon; Junction 15 of the M4 is within easy access. There are many well-regarded schools in the area include St John's, Marlborough College, Pinewood, St Francis, Dauntsey's, St Margaret's and St Mary's Calne.

Distances: Great Bedwyn 7.5 miles (London Paddington 75 minutes), M4 (J15) 8.5 miles, Hungerford 11 miles (London Paddington 65 minutes), Swindon 12 miles (All distances and times are approximate).





The mature gardens are incredibly private and wrap around the house; they are mainly laid to lawn with a variety of mature trees and shrubs. There is ample parking and a double garage with electric door and workshop to the rear.

VIEWING

Viewing is only done by prior appointment with the agents.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 347.7 sq m / 3743 sq ft
(Including Garage & Eaves / Loft)
Garden Sheds = 22.8 sq m / 245 sq ft
Total = 370.5 sq m / 3988 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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