



ROSE TREE HOUSE

MARLBOROUGH, WILTSHIRE





A MAGNIFICENT GEORGIAN TOWNHOUSE WITH ITS OWN ELEGANT OFFICE SPACE MINUTES FROM THE HIGH STREET.

Great Bedwyn 7 miles (London Paddington 75 minutes), M4 (J15) 8.5 miles,
Hungerford 10 miles (London Paddington 65 minutes), Swindon 12 miles, Newbury 20 miles.
(Distances are approximate).



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Summary of accommodation

Reception hall | Design studio/office | Library | Study | Conservatory
Sitting/dining room | Breakfast room | Kitchen | Utility and store room

Five bedrooms | Three bathrooms

Additional galley kitchen | Boiler room | Cellar with workshop and store

Garden and Grounds

Secluded walled garden

In all about 6,394 sq ft

LOCATION

(Times and distances are approximate)

Rose Tree House is a fascinating property in an elevated position with beautiful views over The Green, the church and this popular market town.

A wide range of restaurants and shops, including Waitrose, are within a short walk of the thriving High Street. Marlborough has a weekly market.

The larger commercial centres of Swindon and Newbury offer a wide selection of shops and recreational facilities.

 The M4 is within easy access

 Direct train services to London Paddington from Great Bedwyn, Hungerford or Swindon

 St John's
Marlborough College
Pinewood
St Francis
Dauntsey's
St Margaret's
St Mary's Calne.



ROSE TREE HOUSE

Rose Tree House is an historically significant residence of enormous character and charm. It provides a unique opportunity to own a beautiful home together with an elegant Design Studio or Office.

The Reception Hall with its adjacent Study and twin staircase leads to a Design Studio/Office and Library. These light-filled rooms offer space for a variety of uses. They have wonderfully proportioned high ceilings and give direct access to a large conservatory across the width of the house.

From the Library, you descend into an impressive pair of cellars. This is a versatile lower level that previously served as a Print Workshop and Store. This space offers limitless potential, whether as a production hub or a useful craft room. Rose Tree House truly provides a complete opportunity for a thriving creative business.

Currently operating as a commercial design business, the ground floor of Rose Tree House offers a variety of business opportunities. Yet, its versatile living accommodation over three floors means it could effortlessly transition to a magnificent residential home, subject to planning consent, or remain the perfect blend of high-end home and Studio.

On the first floor, Rose Tree House has a beautiful double-aspect Sitting/Dining Room, with open fires at either end and fabulous views over the attractive walled garden. There is a well-appointed Kitchen plus a charming Breakfast Room, a large practical Utility Room and a Shower Room.









A Guest Suite on the first floor provides two Bedrooms, a Bathroom and a Galley Kitchen - ideal for visitors or as an integrated living space.

Three further, generous Bedrooms and a Bathroom on the second floor ensure ample space for family or guests. A door from the second-floor Boiler Room leads onto a flat roof with panoramic views over Marlborough.



OUTSIDE

Outside there is an enclosed northwest-facing walled garden. Double doors from the Conservatory open directly onto a charming courtyard. Steps ascend to beautifully structured terraces bordered by elegant box and yew hedges.

The current owner rents two parking spaces.

Approximate Gross Internal Floor Area
Total: 594 sq m / 6,394 sq ft (Includes Cellar)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION

Services:
Mains water, gas, electricity and drainage. Gas heating.

Tenure:
Freehold.

Local Authority:
Wiltshire Council
0300 456 0100

Council Tax:
Band G

EPC:
Band D

Business Rateable Value:
£8,600

What3words:
///documents.pointer.breed

Directions (SN8 1JQ):
From the High Street, proceed up Kingsbury Hill and take the first right into Silverless Street. Rose Tree House will be found on the left-hand side.

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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