



9-11 BARN STREET, MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

BREARLEY & RICH  
FOR SALE  
01672 514820

(M4)  
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A346

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H No  
A & E  
Business  
Park

## **9-11 BARN STREET, MARLBOROUGH, WILTSHIRE, SN8 1AJ**

*Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

**A charming Grade II Listed town house of lovely proportions and character accommodation throughout. The property offers easy access in to Marlborough town centre and has a good private garden to the rear.**

\* Large entrance hall \* 23' sitting room \* Kitchen/Dining room \* Four bedrooms \* Walk-in wardrobe \* Two bath/shower rooms \*  
\* Utility room \* Generous landing/study area \* Gardens \* Excellent location \* No onward chain \*



### **MARLBOROUGH**

9-11 Barn Street is located in the centre of Marlborough, offering easy access in to town and to surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



### THE PROPERTY

Originally three cottages this charming home is full of period features including exposed beams and timbers, exposed brick walling and open fireplaces. Entering through the front door, the large and welcoming hallway has a central fireplace, exposed beams and a tiled floor which continues in to the adjoining sitting room. The sitting room itself is dual aspect with a period fireplace and a door opening on to the garden. To the other side of the hall, the recently refitted kitchen/dining room is a wonderful space to entertain and has access to the utility room and garden beyond. There is also a spacious downstairs family bathroom with a freestanding roll top bath.

To the first floor there is a large landing currently used as a study area, off which there are two double bedrooms. The main bedroom has a wall of built-in wardrobes and both bedrooms are served by a modern shower room. A further hall way leads to a walk in wardrobe and stairs leading up to a further double bedroom. The fourth bedroom, is accessed via a separate staircase and has a large landing. There is plenty of fitted storage throughout.

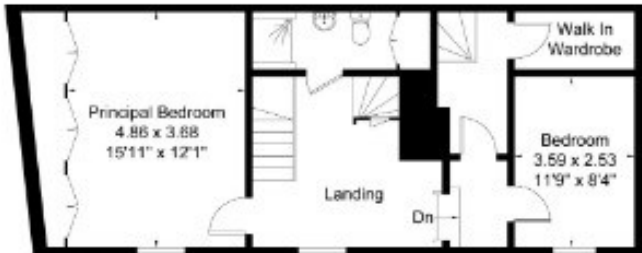
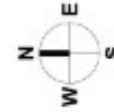
### OUTSIDE

The rear garden is walled and has terrace seating areas and a level lawn. There is a brick built shed providing further storage space. Please note that the property has no private parking - parking is available on street in Marlborough or private spaces are available to rent, while season tickets for car parks can also be purchased.

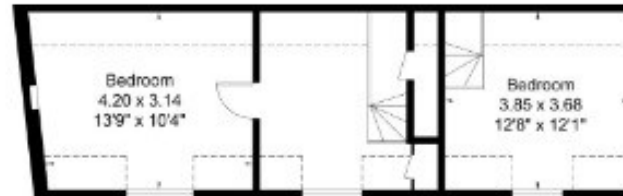
### SERVICES

All mains services connected. Council tax Band E.

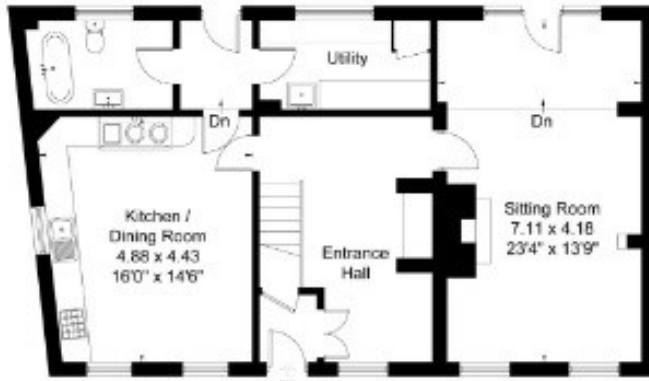
Barn Street, Marlborough, SN8  
 Approximate Area = 2106 sq ft / 195.5 sq m (Excluding Shed)  
 Including Limited Use Area (120 sq ft / 11.2 sq m)



First Floor



Second Floor



Ground Floor

☐ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 325040

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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