



25A KINGSBURY STREET, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

25A KINGSBURY STREET, MARLBOROUGH, WILTSHIRE, SN8 1JA

Marlborough centre 0.2 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A Grade II Listed Georgian town house significantly renovated and updated and with an excellent kitchen/family/dining room and character accommodation throughout.

The property is a short walk in to Marlborough town centre, has a private garden to the rear and garage parking.

* Reception hall * Sitting room * Dining/family room * Study area * Kitchen * Main bedroom with dressing room and en suite bathroom *
* Three further double bedrooms * Shower room * Bi-folding doors on to garden * Garage with mezzanine storage * Excellent location *



MARLBOROUGH

Kingsbury Street offers excellent access in to the High Street 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

Updated by the current owners, this Grade II Listed Georgian home believed to date back to 1725 offers character accommodation throughout and is well laid out for modern living. Entering the property through the handmade front door there is a large and welcoming reception hall with a high ceiling. The adjacent sitting room has a similar high ceiling and also includes a bay window, wood burning stove and an exposed timber framed feature wall. Leading to the rear of the house there is a modern kitchen with underfloor heating and space for a range style cooker, the kitchen area is open in to the dining/family room providing a great space for preparing meals while still being the hub of the house. At the rear of the house, this recently built dining/family room has underfloor heating under solid bamboo flooring. There is also a lightwell style light above with integrated led lighting and bi-folding doors across the whole back wall bringing the garden into the main living area and creating a very large communal space. To one corner of the room and beyond a curved wall (originally built to aid turning for horse drawn carriages) there is a useful study area and a further door leads in to the garage.

The period staircase leads up to the light landing, where there is an excellent main bedroom with feature fireplace, a separate dressing room and a stylish bathroom. The second bedroom on this floor also has a period fireplace and an exposed brick wall. The shower room on this floor is also modern with a double size shower. On the second floor the landing has eaves storage and leads to a further two bedrooms, one of which has a separate dressing area.

OUTSIDE


The rear garden is walled and has fruit trees and two separate seating areas to the rear to catch the evening sun, while the terrace directly outside the house gets the morning sun. The property benefits from an integral garage with recently replaced hand made doors and a high level storage area. On street parking is also available outside on a first come first served basis.

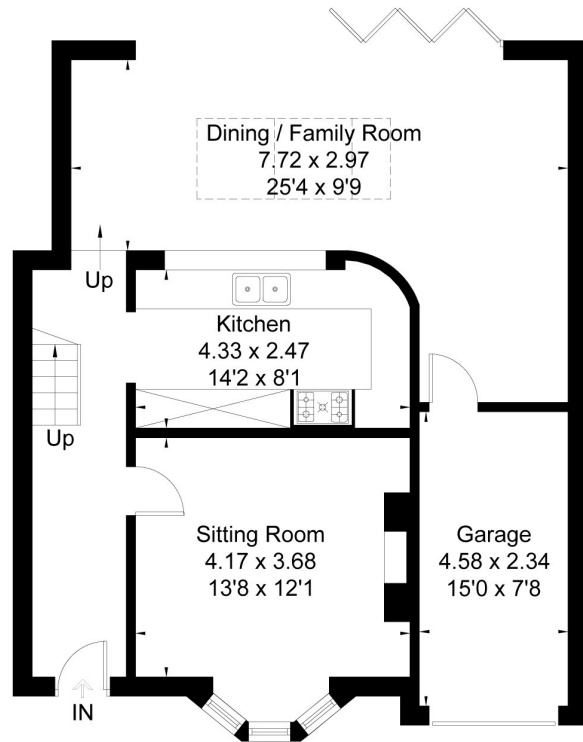
SERVICES All mains services connected. Council tax Band F.



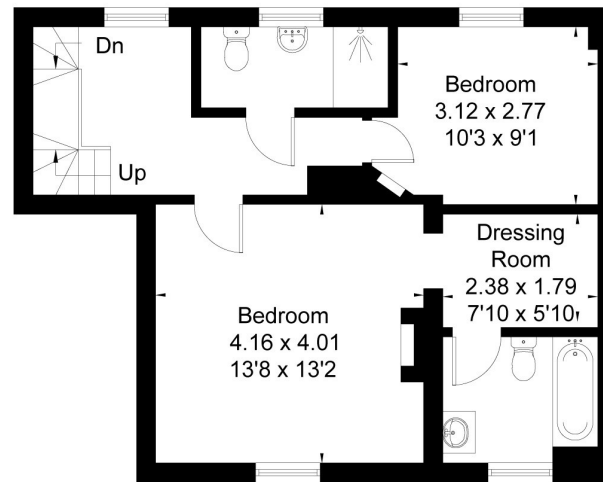
Approximate Floor Area = 168.8 sq m / 1817 sq ft
(Including Garage)



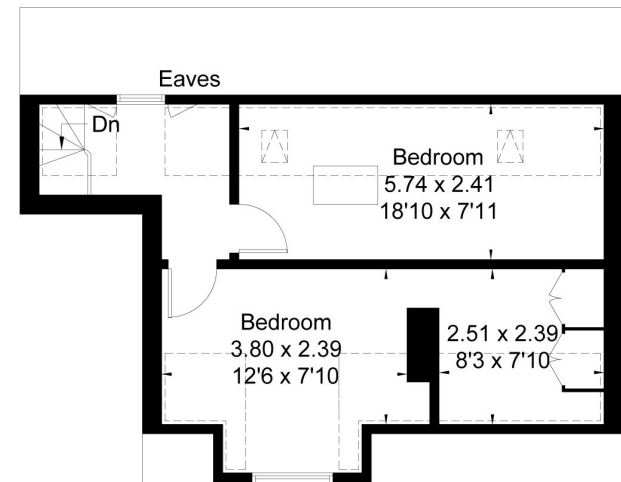
 = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

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