



7 SILVERLESS STREET, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

7 SILVERLESS STREET, MARLBOROUGH, WILTSHIRE, SN8 1JQ

*Marlborough centre 0.1 miles (200 metres), M4 (Junction 15) Approximately 8 miles.
Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.*

**A four double bedroom Grade II Listed Elizabethan townhouse which has undergone extensive renovation by the current owners.
The property is located in a quiet street close to the town centre and has pretty gardens.**

* Hall * Sitting room * Dining room * Study/Snug * Kitchen * 4 double bedrooms * 3 Bathrooms *
* Cellar providing utility space and storage * Pretty garden * Storage shed * Excellent location * No parking *



MARLBOROUGH

Silverless Street is a quiet road in the centre of Marlborough offering easy access in to town and local countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent 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 and Dan's. 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, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

The house is approached from this lovely street of character properties up a set of stone steps leading to a period front door. Inside the extent of the renovation carried out is immediately apparent with exposed ceiling and wall beams, quarry floor tiles and wide elm floorboards, as well as Inglenook and open fireplaces. The property provides an excellent balance between period features and contemporary living.

On the ground floor there are three reception rooms including a dining room with working fireplace, while across the hall there is a charming sitting room with a bay window and further working fireplace. Down the hall and to the rear of the house there is a snug/study next to the country style kitchen complete with Aga, exposed beams and a quarry tiled floor. Both the snug and the kitchen have views over the garden. To the first floor there are two generously proportioned double bedrooms and two well-appointed family bathrooms. The top floor provides two further double bedrooms and another family bathroom. There is extensive fitted storage throughout the house. The property also benefits from a cellar providing a utility area and further storage space.

OUTSIDE

To the rear of the house there is a very pretty cottage style garden laid to lawn with well stocked beds and a selection of fruit trees. There is a paved entertaining area directly behind the house with a further seating area at the back of the garden to catch the evening sun. tucked in the corner there is a large timber shed with electricity/lighting.

SERVICES

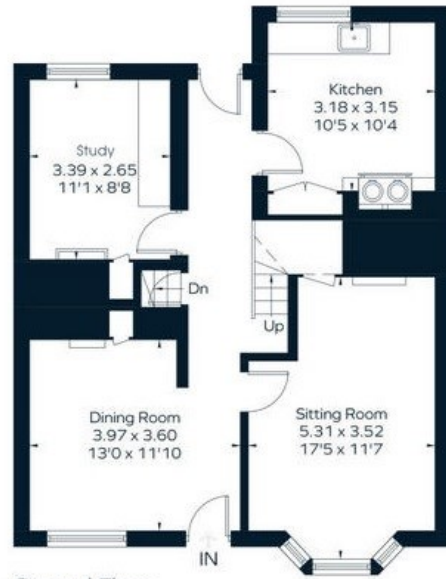
All mains services connected. Boiler recently replaced. Council tax Band F.



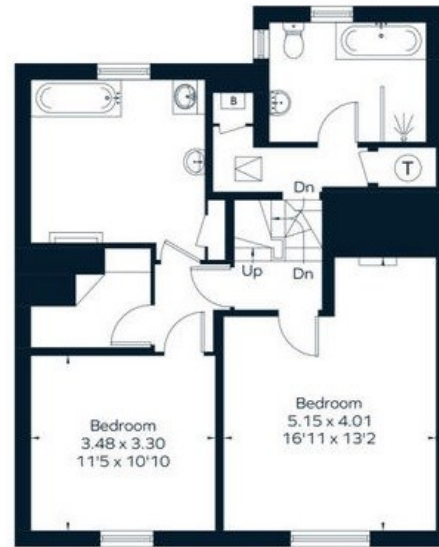
Approximate Area = 210.2 sq m / 2263 sq ft (Excluding Shed)
Including Limited Use Area (5.8 sq m / 62 sq ft)



Basement



Ground Floor



First Floor



Second Floor

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