



1 KINGSBURY SQUARE
MARLBOROUGH, WILTSHIRE

BREARLEY & RICH
ESTATE AGENTS

1 Kingsbury Square, Marlborough, Wiltshire, SN8 1JF

Marlborough M4 (Junction 15) Approximately 8 miles.

Rail link via Hungerford, Swindon, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**A charming Grade II Listed period cottage dating back to the late 19c with a modern two storey extension.
The property is located in a tucked away position off Kingsbury Street, but is within walking distance of the High Street and the common.
The property is offered for sale with no onward chain.**

* Sitting room * Dining room * Kitchen * Cloakroom * 3 Bedrooms * Family bathroom *
* Front and rear gardens * Views to the front * Gas central heating *



MARLBOROUGH

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of local amenities and a sports centre. Marlborough is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne. The market town of Marlborough offers a full range of shopping facilities, a twice weekly market and plenty of good restaurants and pubs as well as a library and leisure centre. The town is well-served by secondary schools with Marlborough College and St. John's Academy.



The Property

This is a well presented cottage located in lovely part of the town you wouldn't necessarily know even existed. The property is constructed of classic red brick under a slate roof. The property is the end terrace of four all of which overlook a private green owned by neighbouring properties, but for residents to enjoy, with consent. The front path leads to a porch which in turn leads to the front door. The kitchen is fully fitted with matching units and has an integrated gas hob and an electric oven. The sitting room has front and rear aspect windows and also a wood burner. The dining room is a good size and has French doors that lead to the rear garden. Just off the dining room is a cloakroom. On the first floor there are three bedrooms. One has with a fitted wardrobe another an airing cupboard. Two of bedrooms have far reaching views. A generous size bathroom with a modern suite including an over bath shower completes the accommodation.

Outside

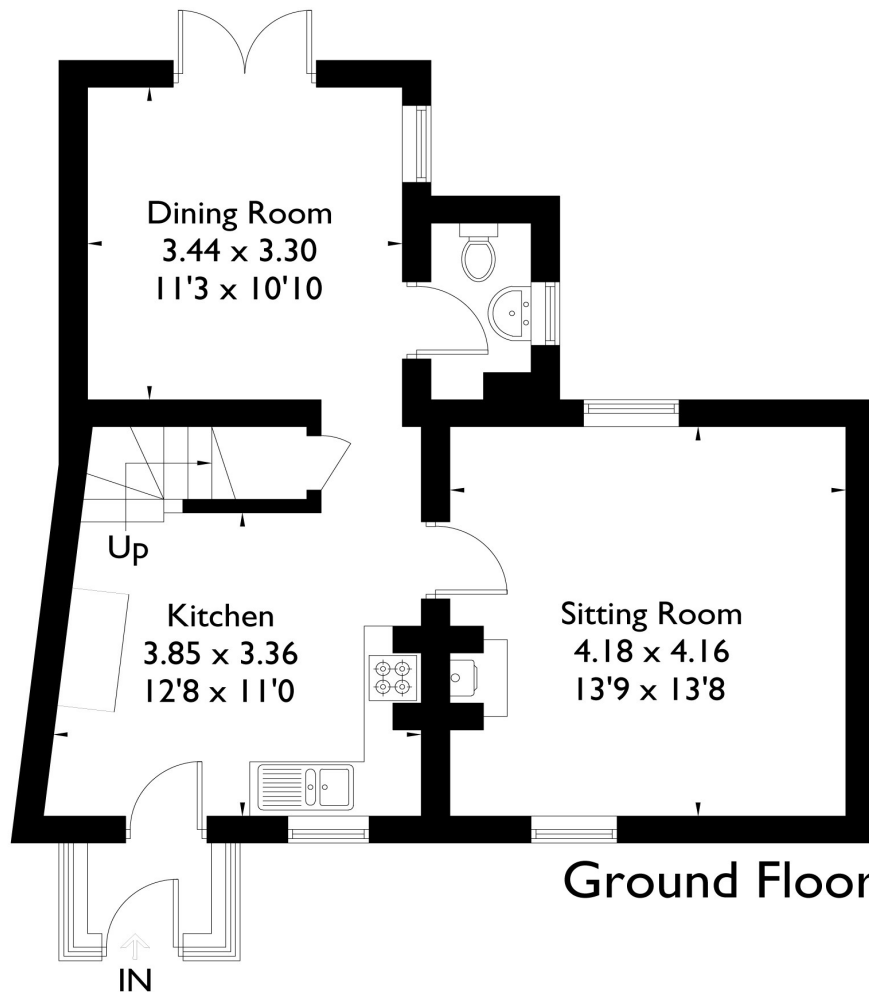
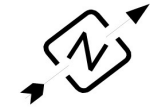
The front of the property has a southerly facing front garden with a stone terrace, a lawn area and is enclosed by box hedging. A side footpath leads to the rear garden which has a lower level terrace and steps up to a lawn all enclosed by fencing and mature shrubs.

Note: The 3 adjoining properties have an historic right of access across the rear of No1.

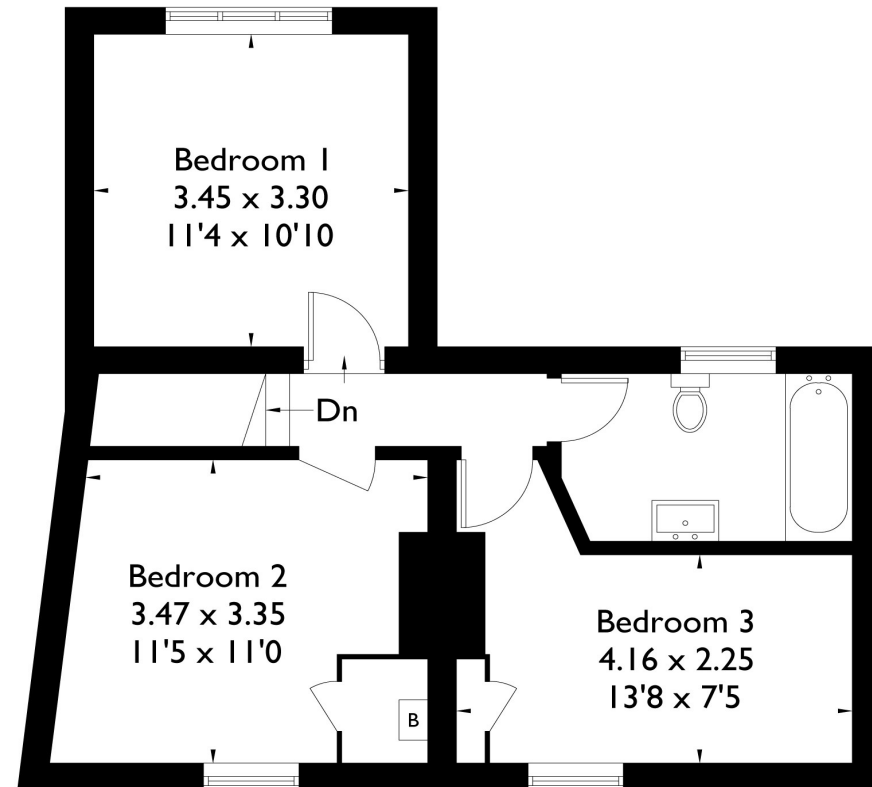
Services All mains services connected.

Tenure Freehold. **Council tax** band B

Approximate Gross Internal Area
99.5 sq m / 1071 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 207520

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

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