



ST ANDREW'S STUDIO
35A KINGSBURY STREET, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

ST ANDREW'S STUDIO, 35A 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.

An individual attached character house providing quality accommodation with 3 bedrooms and 3 bath/shower rooms and a large garage for parking. The property is in a tucked away location a short walk from Marlborough High Street and has private front and rear cottage style gardens.

* Hall * Sitting room * Dining room * Hall/study area * Kitchen/breakfast room with Aga * Main bedroom with dressing room and en suite bathroom *
* Second bedroom with dressing room and en suite shower room * Bedroom 3 with shower room * 41' garage with electric door *
* Utility room * Cloakroom * Excellent location * No onward chain *



MARLBOROUGH

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. 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

St Andrews Studio is a substantial three bedroom period house enjoying generous proportions throughout. The house offers a private location set behind a pretty walled garden, and yet within easy access of Marlborough High Street.

Internally the property offers excellent reception rooms on the ground floor with a sitting room with wood burning stove and a separate dining room and study area with wooden flooring. The kitchen/breakfast room features a range of units with an Aga and a separate gas hob. The ground floor also provides a reception hall, cloakroom and a separate utility room.

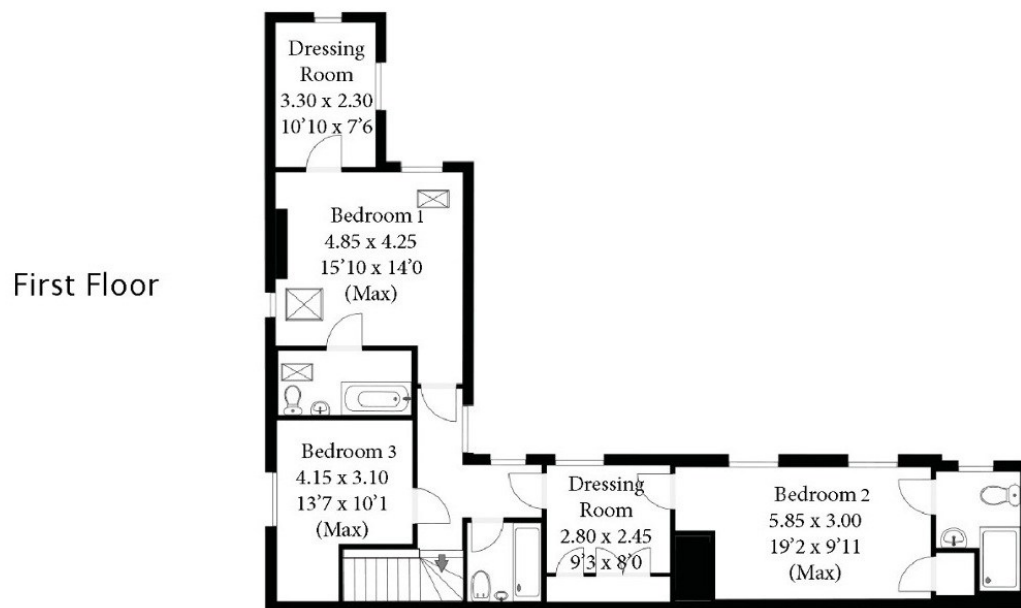
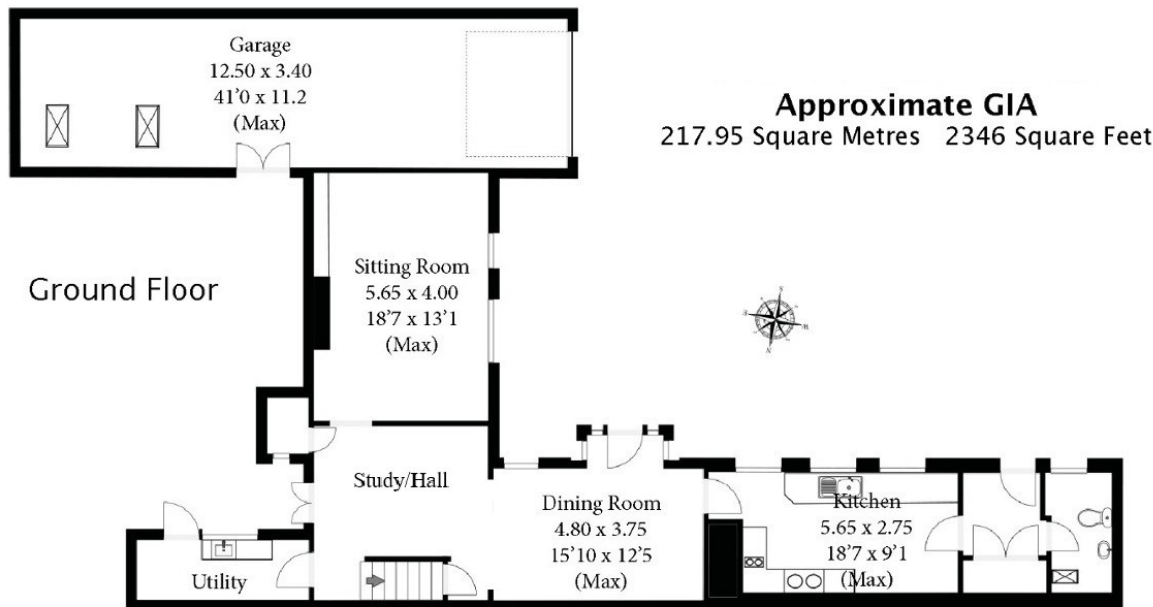
Upstairs there are two full bedroom suites, the main bedroom having a feature fireplace and a vaulted ceiling. These two main bedrooms both have dressing rooms and en suite bath or shower rooms. The third double bedroom has use of a modern shower room across the landing.

OUTSIDE

The property enjoys a lovely private walled garden to the front with mature shrub and flower borders.

The back garden can be accessed through double doors from the study area or via a stable door from the utility room and offers a great sunny and private garden for outdoor entertaining. The large garage is to the front of the property and offers space for tandem type parking with an electric door to the front.

SERVICES All mains services connected. Council tax Band F.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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