



**40 Kingsbury Street,
Marlborough, Wiltshire SN8 1JA**

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A Grade II Listed town house of 1898 sq ft with flexible accommodation and a secluded courtyard garden to the rear

Location

Marlborough, is a thriving and expanding market town with an extensive range of national traders such as Waitrose, Space NK, Mint Velvet The White Company, Boots and Specsavers The town also boasts a twice-weekly market and has excellent I restaurants including Dan's, Pino's, and Rick Stein's, as well as the newly opened independent boutique cinema. Swindon lies 11 miles to the north with Hungerford 9 miles to the east and Pewsey 6 miles to the south. Wider facilities can be easily reached at Newbury, Bath and Salisbury.

Train stations at Great Bedwyn, Hungerford, Pewsey and Swindon offer excellent services to London Paddington with journey times of just over the hour. The M4 at junction 15 is 10 miles away and junction 14 is 14 miles away at Hungerford.

Nearby schools include St Marys primary, Preshute, St Francis and Pinewood prep schools, St John's Marlborough, Marlborough College,



Dauntsey's and St Margarets and St Mary's Calne.

Kingsbury Street runs off the High Street by the Town Hall and is a most attractive area, being characterised by a range of differing styles of houses ranging from medieval to Georgian. No 40 lies on the eastern side just after the junction with Silverless Street.

Description

This Grade II Listed building believed to date from the 17th Century with later additions is semi detached with a side access to the garden and to the rear of adjoining houses. The property has a tile hung elevation to the front with two former shop windows and a pitched tiled roof. The accommodation is arranged over four floors and offers characterful and flexible space which can be used to suit.

The front door leads into a **Hall/Drawing room** with polished timber flooring an inglenook fireplace with log burner and on to the Sitting



Room with a fireplace with log burner and a slate tiled floor. Stairs lead down from here to the **Day Room/Bedroom Four**, a former cellar with some natural light. The **Breakfast Room** with tiled floor and door to the garden and the **Kitchen** lie to the rear. The **Kitchen** has a slate tiled floor, a range of wall and floor units incorporating a Hotpoint double oven and hob with extractor, space for washing machine and fridge.

On the first floor is the **Utility Room** with boiler and hot water tank, a **double Bedroom** with beamed walls, an **ensuite Shower Room** and a **walk-in wardrobe**, another **double Bedroom** with beamed walls and built in wardrobe and a **separate Cloakroom** with wc and basin.

On the second floor is the main **Bedroom Suite** comprising a **double Bedroom** with built in wardrobes and a dressing area and a **Bathroom** with basin, wc, and a double ended bath with shower attachment.



Outside

A slate flagged path runs from the kitchen and side access to the private courtyard garden which is surrounded by ivy clad brick walls giving plenty of privacy. There are well stocked borders a Fig tree and a mature Magnolia. There is a timber garden shed as well.

Services Mains water, drainage, electricity and gas. Gas fired central heating

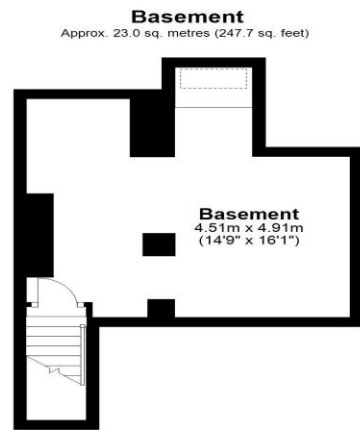
Tenure Freehold

Council Tax: Band E

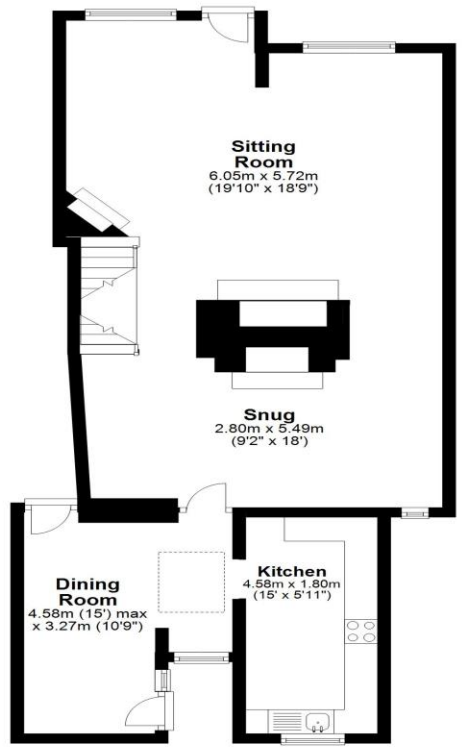
Local Authority Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000 www.wiltshire.gov.uk

Notes We understand that the covered path to the side gives access to the rears of Nos 41, 42 Kingsbury Street and 1 and 2 Silverless Street.

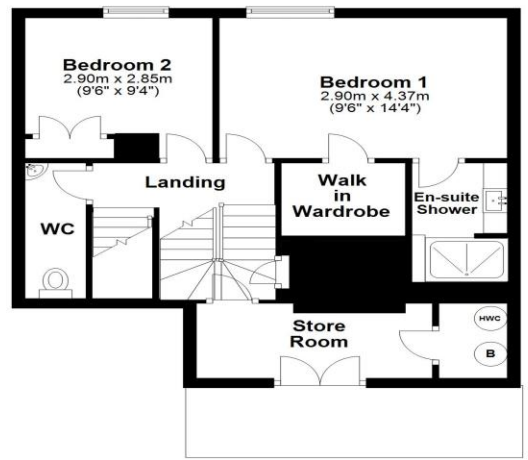




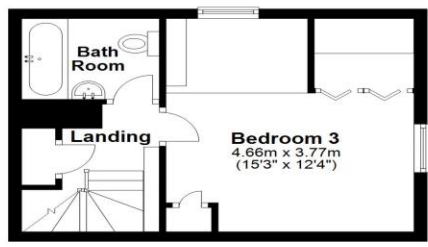
Ground Floor
Approx. 76.8 sq. metres (827.0 sq. feet)



First Floor
Approx. 50.2 sq. metres (540.7 sq. feet)



Second Floor
Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 176.3 sq. metres (1898.0 sq. feet)





Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



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