



# 1 Kennet Mews

Marlborough, Wiltshire, SN8 1NU





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Guide £450,000

A stunning three bedroom town house, beautifully finished to create a very comfortable and quiet home with the added bonus of a garage and parking space, just a few minutes' walk from Marlborough High Street.

## Description

The extremely spacious accommodation has been extended to create a large open plan ground floor living space, but with distinctive areas in which to entertain and relax. The 'high end' contemporary kitchen has integrated appliances, stone worktops and well considered lighting. Oak style flooring runs throughout the ground floor for a seamless look, together with high quality wooden plantation shutters to provide a stylish finish. On the first floor there are three comfortable and quiet bedrooms, all served by a smart bathroom that includes an overhead 'rain' shower. The landscaped front garden has been thoughtfully designed with input from Bunny Guinness, the renowned gold medalist at Chelsea Flower Show. The gardens provide a relaxing haven in which to sit and unwind whilst still being in the heart of the town. Beautiful countryside walks are only a few moments away. A viewing is strongly advised to fully appreciate the overall qualities of this unique home and the lifestyle opportunity on offer.

## Marlborough

Marlborough is a vibrant market town situated along the River Kennet and within the North Wessex Downs National Landscape. The renowned High Street is one of the widest in the country and hosts traditional markets on a Wednesday and Saturday. Offering a strong community feel, the town also has a wide variety of shops from the well known chains, to include Waitrose, to the smaller independent shops for something different. There are numerous places to eat and drink, fantastic coffee shops, an independent cinema, all providing a wonderful lifestyle on the doorstep. There is also excellent schooling with the well-regarded St Johns Academy and Marlborough College. There is a tennis

club, leisure centre, gyms and two golf courses nearby. The town is surrounded by wonderful countryside but remains accessible, with Junction 15 of the M4 approx. 8 miles to the North and main rail services from Pewsey, Hungerford or Great Bedwyn to London Paddington.

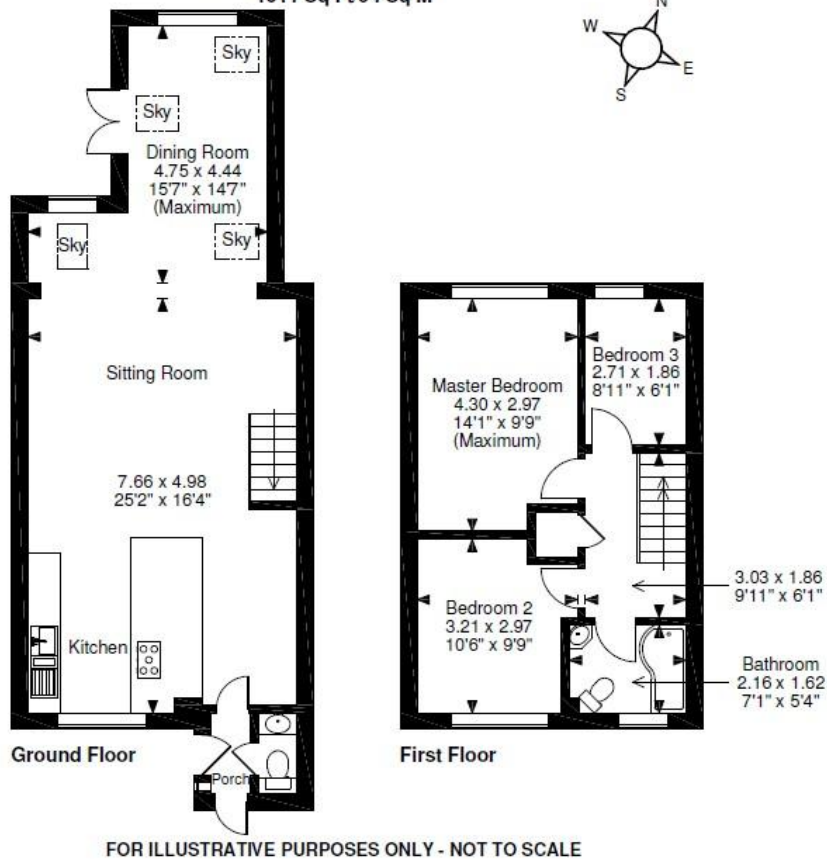
## Directions

Upon reaching Marlborough (from Hungerford along the A4) turn right at the roundabout. Follow along, and then turn left into St Peter's Mews, then left into Kennet Place. Turn right into Kennet Mews and No.1 will be found straight ahead. There is also direct access to the High Street to and from Alma Place.

- High End Kitchen with Integrated Appliances
- Large Open Plan Living Space
- Downstairs Cloakroom
- Plantation Shutters
- Oak Finished Flooring
- Gas to Radiator Heating
- Three Bedrooms
- Smart Bathroom with Shower
- Landscaped Gardens
- Marlborough High Street and peaceful walks within minutes
- 1A Kennet Mews is also available Through ourselves, should more space be required.
- NO ONWARD CHAIN



**Kennet Mews, Marlborough**  
 Approximate Gross Internal Area  
 1011 Sq Ft/94 Sq M



To view this property call Marc Allen Estate Agents on **01488 685353**

Front door with glazed side panel. Gives access to:

#### Reception Hall

Spot lights.

#### Cloakroom

Attractive stone wash basin. Fitted mirror and wall lights. Low level wc.

#### Open Plan Kitchen/Sitting Room/Dining Area/Bar Area

Very stylish kitchen in black and grey with neutral marble work surfaces and splash backs. One and a half bowl stainless steel sink unit with mixer tap. Integrated appliances include five ring gas hob, double oven, dish washer, washing machine, tumble dryer, fridge, freezer and microwave. Recessed and counter lights. Boiler for gas central heating and domestic hot water. Laminate bartop with matching melamine and mirror backdrops. Larder cupboard and further storage. In the sitting room area there are wall lights, central heating thermostat and radiator with cover. Square archway into dining area with doors to garden. Fitted shelves. Wall lights. Velux windows. Radiators.

Oak laminate flooring throughout.

#### Staircase gives access to landing

Trap to large loft with useful storage. Radiator. Linen cupboard. Oak laminate flooring.

#### Bedroom 1

Fitted bedroom storage unit comprising wardrobe, drawers and shelves and mirror. Radiator. Oak laminate flooring.

#### Bedroom 2

Fitted bedroom storage unit comprising wardrobe, drawers and shelves and mirror. Radiator. Oak laminate flooring.

#### Bedroom 3

Radiator. Oak laminate flooring.

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#### Bathroom

Enclosed panel bath and overhead rain shower. Stunning natural stone travertine tiles. Attractive glass basin and stand. Fully tiled and mirrored walls. Wall lights. Shaver socket. Chrome towel radiator and wc.

#### Garage

#### Additional private parking space

#### At the front of the property is

Paved path and patio. Yew box hedging, flowering quince tree, shrubs, lavender and lawn. Outside tap and electric point.

#### At the rear of the property is

Paved garden area with privacy fencing. Outside lights. Raised planter. Garden mirror fitted to attractive stone wall. Space for outdoor seating.

#### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.