



15 Wye House, Barn Street, Marlborough, Wiltshire, SN8 1AB

A three bedroom, 3 storey town house set in landscaped gardens just 250 yards from the historic Georgian high street.

Entrance Hall

Cloakroom

Sitting room

Dining Room

Kitchen

Garden room

3 Double bedrooms
master ensuite

Bathroom

Further shower
room

Garage in Block

999year Lease
(from 1984)

No Ground Rent

The Property

15 Wye House is nestling in the grounds of Wye House gardens, and is 3 storey town house which has views over the park to the front and an area of private garden to the rear. On the ground floor is an entrance hall with cloakroom, door leads to the sitting room with feature faux fireplace, and through to the dining room with double doors to the garden room as well as the kitchen. On the first floor is a bedroom en-suite and a further bedroom and bathroom. On the top floor is a bedroom and another bathroom. To the rear of the property is a patio and a further area of garden stretching to the path. There is a garage in a block near-by.

The heating is electric.

Wye House, just 250 yards from one of the grandest high streets in England, is the centrepiece of this collection of cottages and apartments completed in 2002. Six are located in the original Georgian building and to the east are four apartments and nine cottages around a formal public garden.

Guide Price: £ 670,000 (Leasehold)

Directions to Wye House

From Junction 14 of the M4 take the A38 south to Hungerford and at the T Junction with the A4 turn right and continue east past the Bear Hotel on your left and up the hill towards Marlborough.

As you approach the town continue down the hill into London Road and at the mini-roundabout turn right over the Kennet passing Bridge Garage on your left. Pass 'The Parade' on your left and at the mini-roundabout turn right and then almost immediately on your right is the entrance to Wye House.

Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01672 519923 / 07926011069 (Mon-Fri 9am-5pm)



Sitting/Dining Room



Sitting/Dining Room



Kitchen



Bedroom



Garden Room



Top floor bedroom

Approximate Floor Area = 159.1 sq m / 1712 sq ft (Including Eaves)
 Garage = 15.9 sq m / 171 sq ft
 Total = 175 sq m / 1883 sq ft



Rear with patio

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108146

Approximate Gross Internals: 159.1 m² / 1712 ft² Service Charge: £8,487 pa Energy Performance Rating: E (52) Council Tax Band: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Wye House

Behind a high wall, just 250 yards from one of the grandest high streets in England, lies Wye House, a fine 18th-Century Grade II listed property, which provides the perfect setting for a collection of luxury cottages and apartments. The original Georgian building has six elegant apartments with high ceilings and, together with the cottages, built in a Regency style, looks out over a carefully-landscaped, formal public garden.

The vibrant market town of Marlborough is a place of enormous provincial charm, known for its broad high street of timber-framed buildings and Georgian architecture, which testify to the prosperity it has enjoyed over the centuries. The town has an excellent array of shops, with high-street brands, designer boutiques and antique shops in abundance, and many excellent pubs and restaurants, including Rick Stein. There is also a twice-weekly market and a monthly farmers' market. Close by is the ancient Savernake Forest, one of the largest and oldest forests in England, which offers wonderful walks and glorious scenery. When you want to enjoy a day out in a larger town, you'll find Swindon, Chippenham, Newbury and Bath all less than one hour away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a Glance



ESTATE
MANAGER



19 PROPERTIES
BUILT 2002



GARDENER



The Central Courtyard Gardens at Wye House



Marlborough Town Hall



Savernake Forest



Bath

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PROPERTY

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