



2 LONDON ROAD, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

2 LONDON ROAD, MARLBOROUGH, WILTSHIRE, SN8 1PH

**Previously a successful café/restaurant and a well loved family home.
This Grade II Listed building with a spacious three bedroom split-level maisonette above is situated in a central position.
Potential to revert to commercial use (STPP).**

Marlborough M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

** previously a Café/restaurant with approximately 35 covers **

*Refurbished kitchen * Wonderful light and airy sitting room with exposed timbers * First floor bedroom and two double bedrooms on the second floor * Large bathroom *
* Separate W/C * Private enclosed garden * Large useful outbuilding/home office * Central location * No onward chain * Internal viewing recommended **



MARLBOROUGH

Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, including some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



The Property

This stunning Grade II Listed building has a warm and friendly atmosphere from the moment you enter. With two windows to the front allowing for plenty of natural light, the ground floor would easily convert into one or two reception rooms, as required. To the rear of this is a smart fully refitted and easy to work in kitchen with a door to the rear garden. On the first floor there is a cloakroom, a third bedroom or study and a wonderful, light and airy sitting room with exposed timbers. Walking through a beautiful timber door frame leads to a family sized bathroom that has a bath and separate shower and completes the first floor. On the second floor there are two charming double bedrooms, again with exposed beams and timbers.

Outside

The garden is gently terraced and sheltered providing an ideal area for alfresco dining. There are maturing flower and shrub borders and a large and very useful timber building that is suitable for additional storage or perhaps for use as a home office. Please note that the property has no private parking - parking is available on street in Marlborough or private spaces may be available to rent, while season tickets for car parks can also be purchased - £892 per Annum (2024).

Vendors Note:

Moran's had been run successfully for 25 years as a restaurant and more recently as a daytime café/coffee shop with excellent breakfast and lunchtime trade and also an evening dining club. The property would suit a restaurateur seeking their first solo venture or perhaps a young family looking to combine town living with a business.



Ground Floor

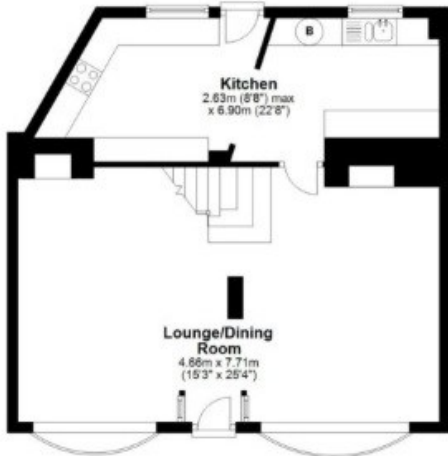
Approx. 72.0 sq. metres (775.5 sq. feet)



Total area: approx. 161.5 sq. metres (1738.7 sq. feet)

First Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



Second Floor

Approx. 34.6 sq. metres (372.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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