1A Kennet Mews

Marlborough, Wiltshire, SN8 1NU

marc allen

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Guide £315,000

An extremely rare opportunity to purchase a Mews style town house in this price point, beautifully finished and just a few minutes walk from Marlborough High Street, with the added bonus of a garage and parking space.

Description

An attractive three storey town house that has been thoughtfully designed and tastefully finished to create a very distinctive home. The open plan living space includes a contemporary kitchen with integrated appliances, a sitting area with doors to the garden and a feature open tread staircase to the first floor. There is a bedroom with built in storage, a luxurious shower room and stairs to the galleried second bedroom. The landscaped front garden has been thoughtfully designed with input from Bunny Guiness, the renowned gold medalist at Chealsea Flower Show. The rear paved garden area is quiet with established privacy hedging. Beautiful countryside walks are only a few moments away. A viewing is strongly advised to fully appreciate the overall qualities of this unique home.

Marlborough

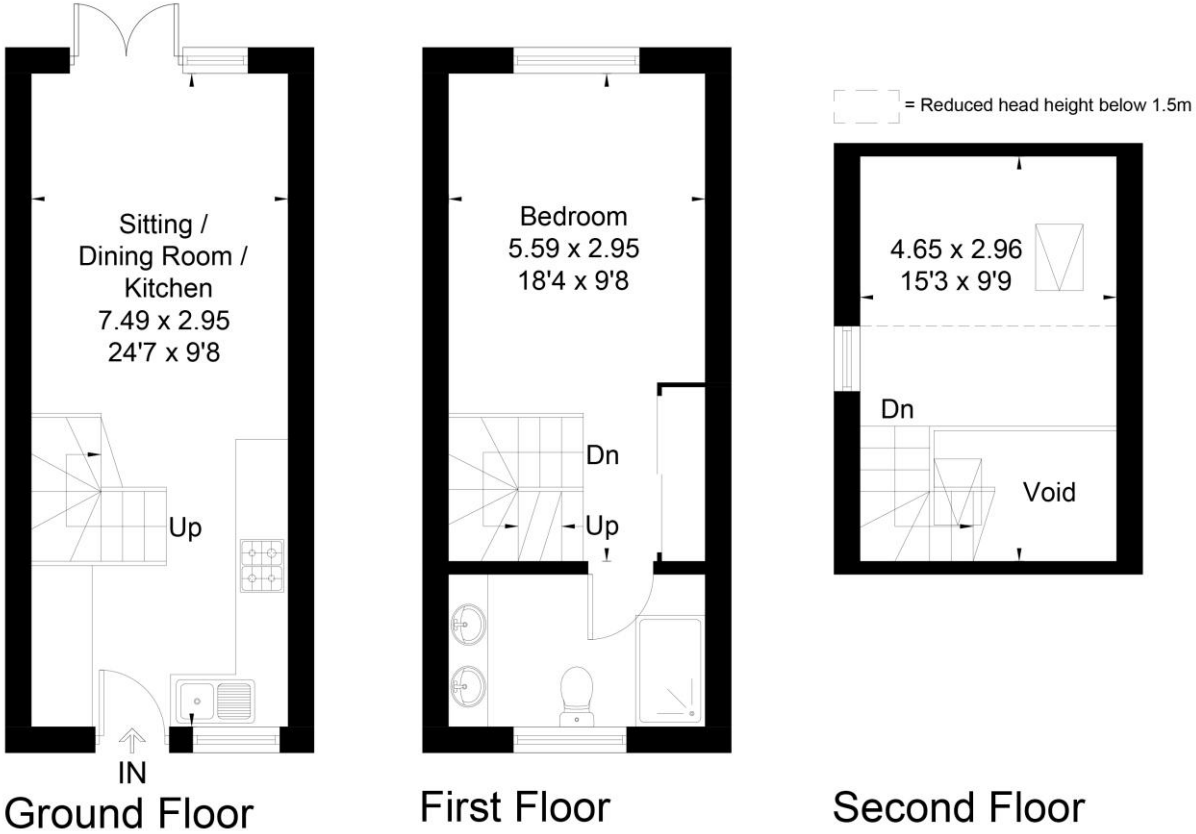
Marlborough is a vibrant market town situated along the River Kennet and within the North Wessex Downs National Landscape. The renowned High Street is one of the widest in the country and hosts traditional markets on a Wednesday and Saturday. Offering a strong community fell, the town also has a wide variety of shops from the well known chains, to include Waitrose, and 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 renowned Marlborough College. There is a tennis club, leisure center, 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

From Hungerford, follow the A4 into Marlborough and 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.1A 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
- Open Plan Living Space with Doors to the Garden
- Plantation Shutters
- Oak Finish Flooring
- Gas to Radiator Heating
- Two Bedrooms
- Luxurious and Spacious Shower Room
- Landscaped Garden
- Marlborough High Street and peaceful walks within minutes
- NO ONWARD CHAIN

Approximate Floor Area = 55.3 sq m / 595 sq ft (Excluding Void)



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

Tiled front porch. Panelled and part glazed door to:

Kitchen
Range of modern unis in black and grey, comprising cupboards and drawers. Contrasting work surfaces. Single drainer stainless steel sink unit with a mixer tap. Integrated oven, hob, extractor, dish washer, washing machine, fridge and microwave. Space for a fridge/freezer. Boiler for domestic hot water and central heating. Under cabinet lighting. Melamine splashbacks. Spot lighting.

Sitting Room
Wall lights. Central heating thermostat. Radiator. French doors to rear garden. Oak style laminate floor. Open plan to kitchen.

Staircase gives access to first floor landing
Open tread staircase. 'Porthole' window.

Bedroom 1
Wall lights. Fitted storage units comprising double glass fronted wardrobe and drawers. Radiator. Wood laminate flooring.

Bathroom
With a large and luxurious walk in shower and 'his n hers' glass wash hand basins and wc. Stunning natural stone travertine tiles. Heated chrome towel rail. Fully tiled walls. Shaver socket.

Staircase gives access to second floor

Galleried Bedroom 2
Velux windows. Wall lights. 'Porthole' window.

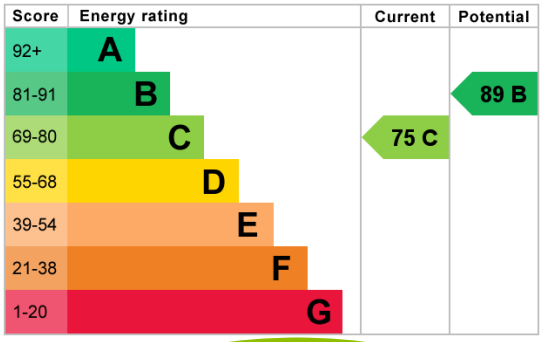
At the front of the property is
Neat garden with paved path and patio. Garden mirror fitted to attractive stone wall. Yew box hedging, lawn, trees and shrubs.

At the rear of the property is
A paved garden area with space for outdoor seating, raised planters and established privacy hedging.

Garage
Up and over door. FOR STORAGE ONLY- NOT A CAR.

Additional private Parking Space

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.



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