



9 THE PARADE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

9 THE PARADE, MARLBOROUGH, WILTSHIRE, SN8 1NE

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A Grade II Listed house offering three bedrooms and beautiful and charming accommodation throughout. The property benefits being in a lovely position in The Parade with easy access to everything Marlborough has to offer.

* Sitting room * Dining room * Study area * Kitchen * Utility/cloakroom * Three bedrooms *
* En suite shower room * Bathroom * Plenty of fitted storage * Walled courtyard garden * Excellent location *



MARLBOROUGH

The Parade is a square of character buildings located off the main roads and close to the centre of Marlborough, offering easy access into town and to the countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

9 The Parade is a characterful Grade II listed and stylishly presented home in the heart of Marlborough. The house is arranged over two floors with character throughout. Of particular note is the sitting room which has an exposed brick fireplace fitted with a contemporary gas stove and off which there is an extremely useful study area.

The modern kitchen has double doors to the garden and is fitted with a range of wall and floor mounted units with wooden worktops. The kitchen has space for a range type cooker and fridge freezer and has a fitted dishwasher. The kitchen is open plan to the dining area providing a great space for entertaining. There is also a combined cloakroom/utility adjacent to the rear hallway which offers further access to the garden.

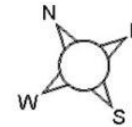
Stairs from the study area lead to the first floor bedrooms, which include two large double bedrooms with a lovely outlook over The Parade, with a further large single bedroom to the rear. The main bedroom has a modern en suite shower room and there is also a well appointed family bathroom.

OUTSIDE

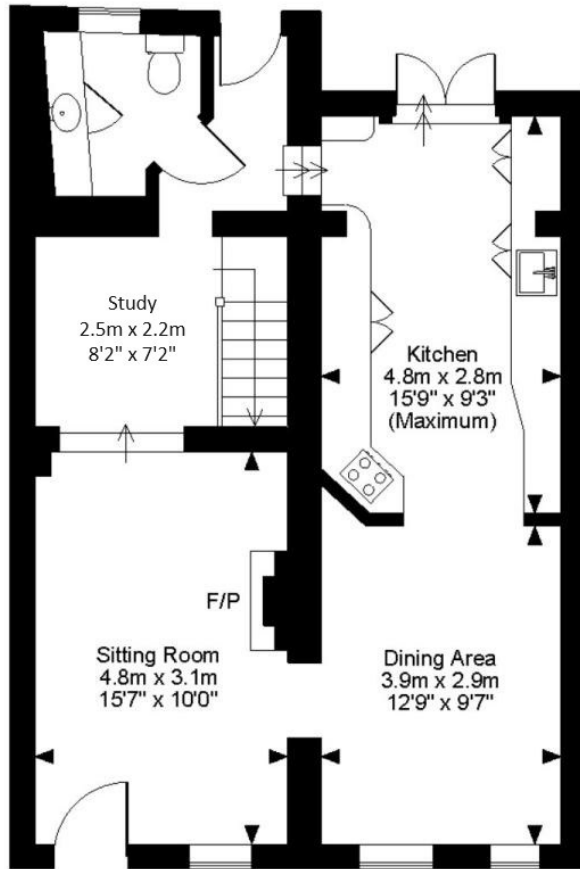
To the rear of the house there is a delightful and private walled garden which has been landscaped by the current owner. The garden is mainly paved with raised borders with a superb array of mature trees and shrubs. The garden benefits from good levels of sunlight in the spring/summer months and there is also a particularly useful brick-built garden store.

SERVICES All mains services connected. Council tax Band E

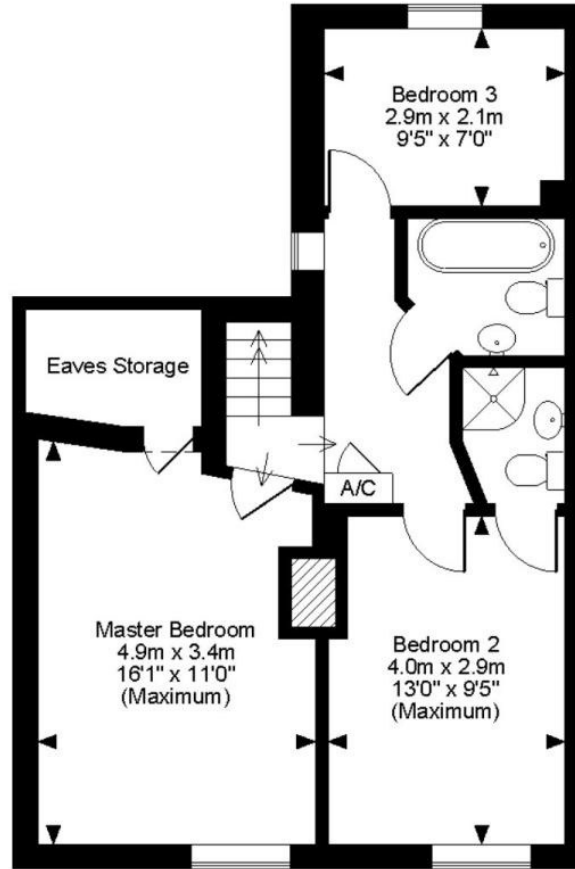
The Parade, Marlborough
Approximate Gross Internal Area
1,139 sq ft / 106 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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