



KINGSBURY STREET,
MARLBOROUGH

Carter Jonas

ST. ANDREWS STUDIO, 35A KINGSBURY STREET, MARLBOROUGH, SN8 1JA

AMENITIES

- Sitting Room
- Kitchen
- Dining Room
- Utility Room
- Cloakroom
- Main Bedroom Suite
- Second Bedroom Suite
- Further Double Bedroom
- Family shower room
- Garage
- Garden

SITUATION

St. Andrews Studio is an attractive period house located moments from the High Street, conveniently placed for all that Marlborough has to offer - a vibrant market town with an impressive mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, there is a twice weekly market, and the wide range of restaurants include Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, hockey, rugby and running clubs in town. The town features an annual literary festival and is well placed for other towns including Bath, Hungerford, Newbury and Swindon, whilst being surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley with nearby ancient sites of Avebury and Stonehenge. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Discreetly located off Kingsbury Street and within walking distance of Marlborough High Street, St Andrews Studio is charming three-bedroom period house enjoying generous proportions throughout. The house is set behind a pretty walled garden, providing privacy and seclusion yet within easy access of all that Marlborough has to offer.

The accommodation is set over two floors, and the welcoming dining hall sets the tone for this delightful home. Centrally located in the house, it leads through to a study area, from where you can access the rear garden via French doors.

The kitchen / breakfast looks out over the front garden and is fitted with an AGA and an array of built-in cupboards provide additional storage. The sitting room is a delightful room with a great feel to it. It benefits from west facing windows, tall ceilings and stone fireplace with wood-burning stove. The cloakroom and separate utility room complete the downstairs accommodation.

A CHARMING PERIOD PROPERTY DISCREETLY LOCATED WITHIN WALKING DISTANCE OF THE HIGH STREET, WITH GARAGE PARKING.



The property benefits from having two main bedroom suites with ensuites and dressing rooms, one of which enjoys an impressive, vaulted ceiling. There is a further double bedroom which is served by the well-appointed shower room.

OUTSIDE

The property enjoys a lovely cottage style walled garden to the front with mature shrub and flowers borders.

The rear garden can be accessed from either the utility room or the dining room and offers the perfect spot for outdoor entertaining. There are areas to sit and relax and a side door to the garage. The garage has an electric door and provides parking for up to three cars.

GUIDE PRICE: "Offers Over" £900,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

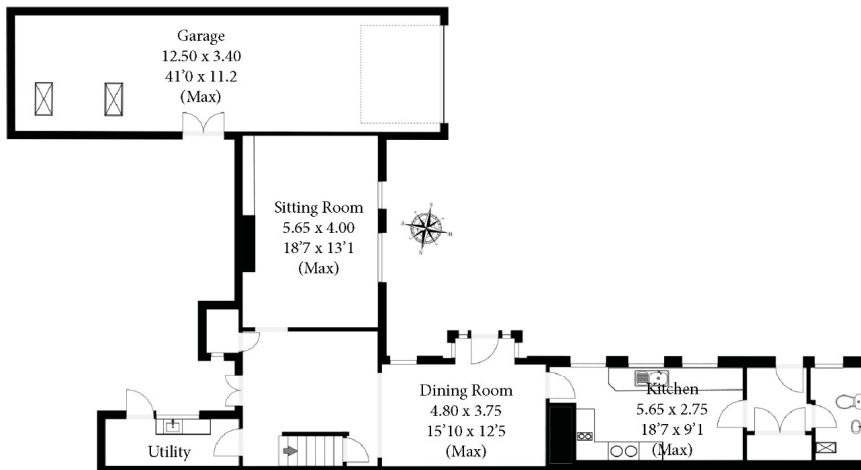


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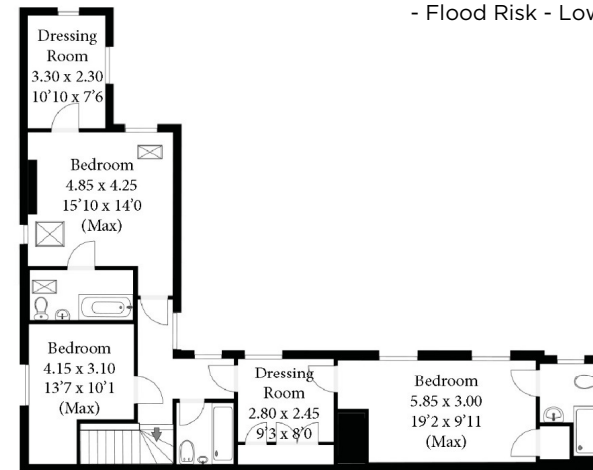
35a Kingsbury Street
Approximate GIA
 217.95 Square Metres 2346 Square Feet

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website for further details
- Flood Risk - Low



Ground Floor



First Floor

This plan is for illustrative purposes only, measurements are approximate and not to scale
 Outbuildings are not shown to scale or orientation
 Produced by Lightfall

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