



HIGH STREET,  
MARLBOROUGH

Carter Jonas

## 60 HIGH STREET, MARLBOROUGH, WILTSHIRE, SN8 1HQ

### AMENITIES

- Immaculately presented
- Spacious double reception room
- Open plan kitchen/breakfast room
- Separate study
- Three bedrooms
- Family bathroom
- South facing garden
- Town centre location

### SITUATION

This period house is located on Marlborough's High Street, conveniently placed for all the town has to offer. Marlborough is a vibrant market town, offering a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes 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 the boutique cinema which is located on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features an annual literary festival, as well as the popular Marlborough College summer school. The town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

### DESCRIPTION

60 High Street is charming period house, built circa 1830, in a prime location at the western end of the High Street, opposite St Peter's Church. The house has been decorated and designed by the highly regarded Jess Weeks Interiors.

At just under 1500 square feet, the house extends over four floors, with a stylish and spacious kitchen/breakfast room on the lower ground floor with doors opening up to the courtyard garden. The utility room and separate cloakroom lead off the back of the kitchen.

On the ground floor is a double reception room, which has been beautifully decorated to create an elegant feel, with a beautiful bay window and Chesney's fireplace with gas fire. To the rear of the house is a study, with a window overlooking the rear garden.

The generous principal bedroom is located on the first floor and has an abundance of built in wardrobes and storage. The well-appointed main family bathroom can also be found on this floor, with freestanding bath and separate shower. On the top floor are two further double bedrooms with the bedroom to the front of the house also enjoying bespoke built in wardrobes. Both are of a good size, with impressive, vaulted ceilings and exposed beams.

## A STUNNING AND STYLISH THREE BEDROOM, GRADE II LISTED TOWNHOUSE, LOCATED ON MARLBOROUGH'S PRESTIGIOUS HIGH STREET.



### OUTSIDE

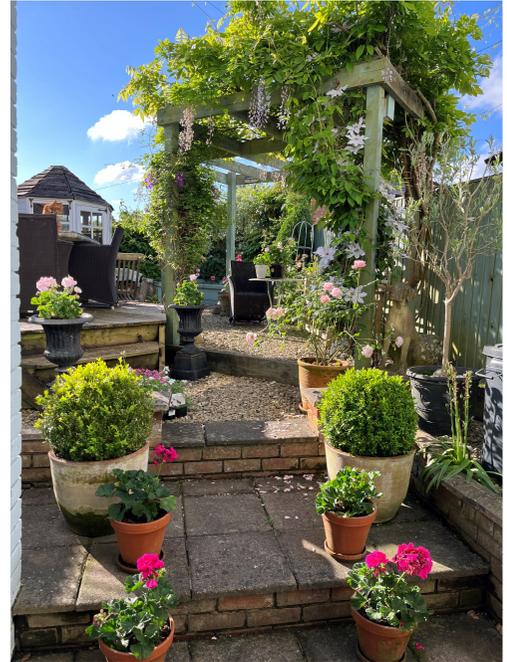
The south facing garden is exceptionally sunny and quiet for a town centre property, extending behind the house. Great care has been taken to create a relaxing space, with various seating areas including the raised deck which offers the ideal spot for outdoor entertaining. There are two wooden sheds to provide ample garden storage.

### SERVICES AND MATERIAL INFORMATION

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

**GUIDE PRICE:** £800,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office  
Classification L2 - Business Data



# 60 The High Street

Approximate Gross Internal Area = 138.7 sq m / 1493 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID238146)

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

*These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.*

Classification L2 - Business Data