



HIGH STREET  
MARLBOROUGH

Carter Jonas

# THE OLD COACH HOUSE, 51B HIGH STREET, MARLBOROUGH, SN8 1HQ

## AMENITIES

- Kitchen / breakfast room
- Reception room
- Garden room
- Main bedroom with ensuite
- Two further bedrooms
- Shower room
- Garden with summerhouse
- Storage area
- Parking
- Grade II Listed

## SITUATION

This period house is moments from the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers 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. Although self-sufficient, 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

Located in this secluding position just to the south of Marlborough High Street, The Old Coach House is a charming period house of brick elevations under a tiled roof and is relieved by double glazed windows.

It has been recently renovated to exacting standards and is a delightful three-bedroom property with a wealth of impressive features and is well-presented throughout.

On the ground floor there is a well-proportioned sitting room with natural limestone floor, fireplace with a woodburning stove and doors opening onto the south-facing garden room. The garden room has an impressive, vaulted ceiling and stunning full-height glass windows, bringing in an abundance of natural light.

The kitchen / breakfast room offers a wonderful space in which to entertain guests. The kitchen is fitted with attractive Smallbone shaker-style units, granite worktops, a central island and a stainless steel Rangemaster cooker and there's plenty of space for a dining

**THE OLD COACH HOUSE IS CENTRALLY LOCATED IN THE MARKET TOWN OF MARLBOROUGH. IT HAS BEEN FULLY RENOVATED AND EXTENDED TO A HIGH STANDARD THROUGHOUT AND IS A DELIGHTFUL THREE-BEDROOM PROPERTY**



table. Off the entrance hallway is the downstairs cloakroom / utility room.

Upstairs there are three bedrooms including the generous principal bedroom which enjoyed a well-appointed ensuite bathroom, with corner bath and separate shower unit. There is also a family shower room and large loft providing handy extra storage space.

## OUTSIDE

The property is accessed via an impressive arched gateway, between cobbled stone walls. The electronically operated gateway opens onto a gravel driveway and parking area, with space for two cars. The paved south-east facing garden provides a lovely space in which to relax and is relatively low maintenance. There are raised beds containing a wonderful array of flowers and steps down to the useful summer house. There is also a particularly useful storage area to the side of the house.

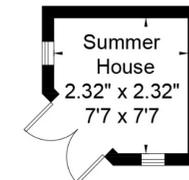
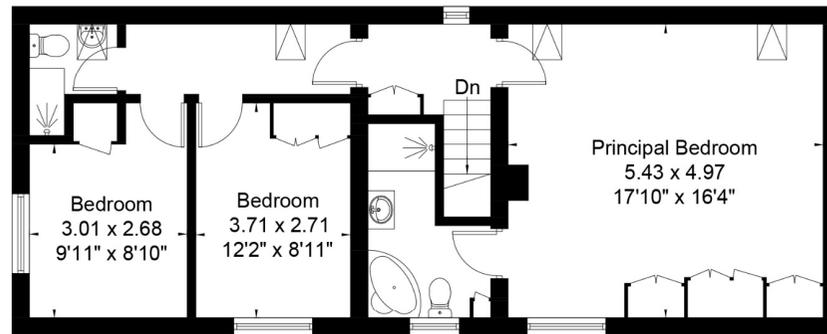
**GUIDE PRICE:** £850,000 (Subject to Contract)

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



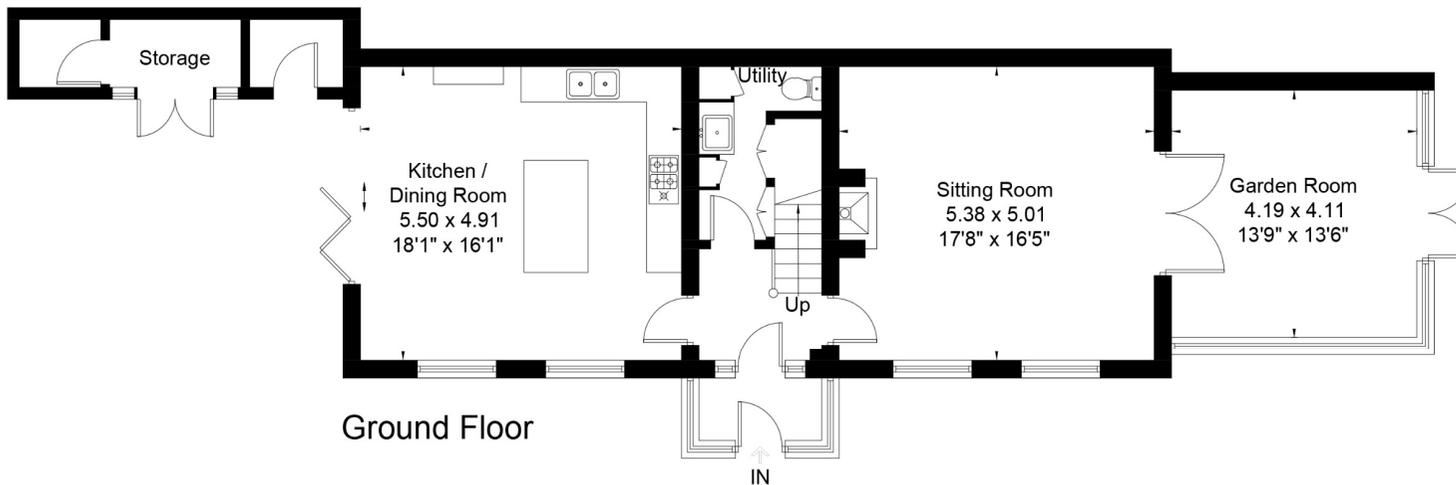
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51B High Street, Marlborough, SN8 1HQ  
 Approximate Area = 1704 sq ft / 158.3 sq m  
 Summer House / Store = 117 sq ft / 10.9 sq m  
 Total = 1821 sq ft / 169.2 sq m



(Not Shown In Actual Location / Orientation)

First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
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**SERVICES AND MATERIAL INFORMATION**

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

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 Offices throughout the UK

**IMPORTANT INFORMATION**

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