



**ST MARTINS,
MARLBOROUGH**

Carter Jonas

17 ST MARTINS, MARLBOROUGH, SN8 1AR

A GRADE II LISTED PERIOD COTTAGE, FULL OF CHARM, CLOSE TO THE GREEN AND MARLBOROUGH HIGH STREET.

AMENITIES

- Grade II Listed
- Town location
- Period features
- Planning approved to extend
- Sitting room
- Kitchen
- Two bedrooms
- Garden

SITUATION

17 St Martins is a period cottage, Grade II listed and within very easy distance of Marlborough High Street. 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 a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. 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. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

17 St Martins, is a two-bedroom Grade II Listed cottage located close to the town centre of Marlborough. Full of period charm and features, including exposed timbers, an open fireplace in the sitting room and wooden flooring to the second bedroom, the cottage has been lovingly renovated by the current owner to bring the property back to its former glory.

The generously proportioned sitting room has an open fireplace with wood burning stove and has ample space for a dining table. The sitting room leads through to the kitchen, rear porch and downstairs bathroom. Upstairs are two good sized double bedrooms, again which are full of period charm.

The cottage has approved planning permission (PL/2023/04497) to extend the kitchen to create a larger kitchen/breakfast room and to also create and ensuite upstairs.



OUTSIDE

The cottage has its own private garden which has been landscaped by a professional gardener and is mainly laid to lawn and enclosed by close board fencing. There is also a brick built freestanding store.

GUIDE PRICE: £300,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office




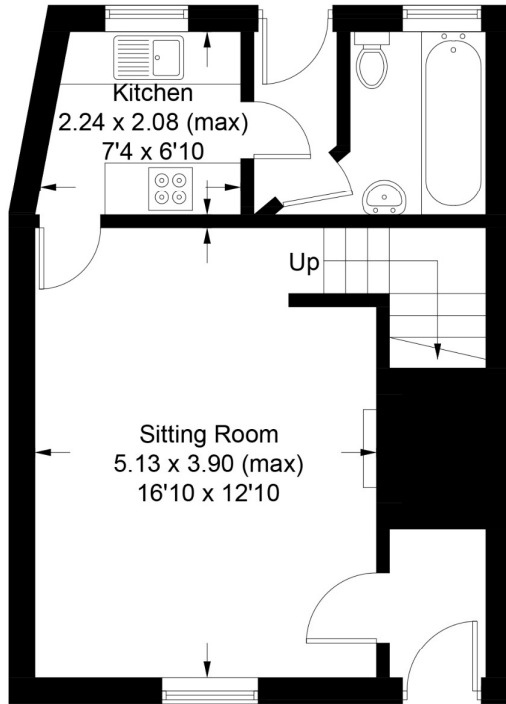
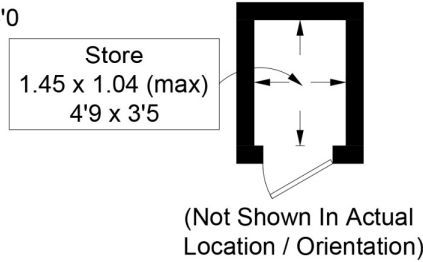
Classification L2 - Business Data

17 St. Martins

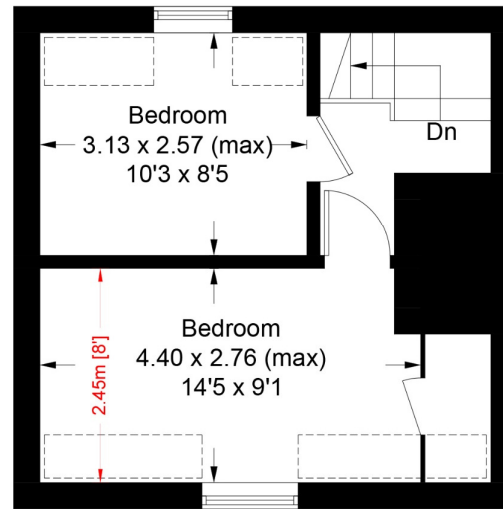
Approximate Gross Internal Area = 64.5 sq m / 694 sq ft
 Store = 1.5 sq m / 16 sq ft
 Total = 66.0 sq m / 710 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID840025)

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- 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

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