



CROMWELL COURT,  
MARLBOROUGH

Carter Jonas



# 8 CROMWELL COURT, MARLBOROUGH, WILTSHIRE, SN8 1EW

## KEY FEATURES

- o Open plan kitchen / dining room
- o Reception Room
- o Four Double Bedrooms
- o Three bathrooms (two ensuite)
- o Study
- o Garden
- o Communal courtyard garden
- o Gated Development
- o Garage with parking
- o Visitor parking is also available

## SITUATION

Cromwell Court is situated in a prime spot in the town, located moments from Marlborough High Street. Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and La Bobina. Hillier's Yard and Hughenden Yard offer further boutique shopping off the historic high street and the independent Parade Cinema which shows a wide range of films and live theatre.

The leisure centre is located close to the centre of town and Marlborough Golf Club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College.

Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

**A WELL-PRESENTED AND SPACIOUS FOUR DOUBLE BEDROOM TOWNHOUSE  
LOCATED IN A POPULAR GATED DEVELOPMENT TO THE SOUTH OF MARLBOROUGH  
HIGH STREET.**



## DESCRIPTION

8 Cromwell Court is a beautifully presented and impressive town house set within this highly regarded gated development. Located just to the south of Marlborough High Street, the property is ideally placed to make the most of all the town has to offer.

The welcoming entrance hall sets the tone for this fabulous home, off which the main reception rooms are accessed. The sitting room, centred around the gas fireplace, overlooks the communal courtyard to the front and enjoys generous proportions, linking seamlessly through to the kitchen/dining area via double doors.

The heart of the home is the fabulous open plan kitchen/dining room which opens out onto the rear garden. This room has been opened up to create a great space to cook and entertain and the Leekes kitchen has been cleverly designed with composite worktops, integrated Neff appliances and an abundance of fitted units for storage. The ground floor accommodation is completed by the downstairs cloakroom.

The principal bedroom, located at the front of the house, features a modern ensuite bathroom complete with a separate shower and extensive built in wardrobes. The first floor also boasts a further double bedroom and separate study. On the second floor, you'll find two generously sized double bedrooms. One benefits from its own ensuite shower room, while the other is served by the spacious family bathroom. All bedrooms have been fitted with built-in wardrobes, and the loft provides very handy extra storage space.

## OUTSIDE

The house has use of the beautifully kept landscaped communal courtyard garden to the front of the property. Being located at the southern end of the development, the communal courtyard is tucked away and offers complete peace and quiet within a small but strong neighbourly community.

The property enjoys its own private low-maintenance garden to the rear. The garden is on two levels, with a patio immediately off the dining area with steps leading up to a raised terrace, offering the ideal spot to sit and relax, or entertain, in the summer months.

The house comes with a demised garage (with light and power) in the development and parking, via informal agreement, opposite. Visitor parking is also available.

## SERVICES & MATERIAL INFORMATION

- Leasehold (999 years from 01.01.2002)
- Service Charge - £2497pa in 2025
- Ground rent - £250pa
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G (Wiltshire Council website for current cost)
- Energy efficiency rating: C
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

**GUIDE PRICE** £750,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

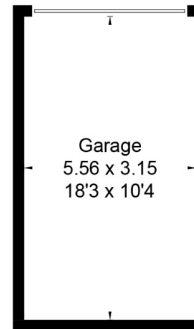




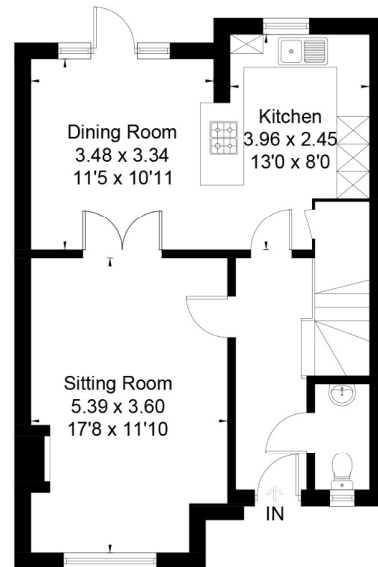


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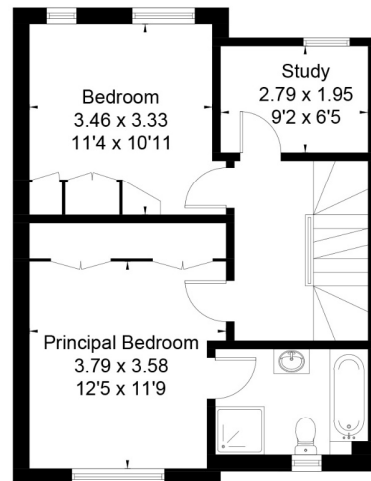
Cromwell Court Marlborough, SN8  
 Approximate Area = 1626 sq ft / 151.1 sq m  
 Garage = 188 sq ft / 17.5 sq m  
 Total = 1814 sq ft / 168.6 sq m



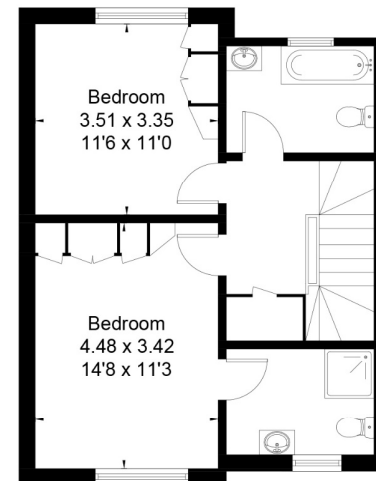
(Not Shown In Actual  
 Location / Orientation)



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99660

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