

WELLINGTON PLACE,
MARLBOROUGH

Carter Jonas

5 WELLINGTON PLACE, MARLBOROUGH, WILTSHIRE, SN8 1HL

A CHARACTERFUL FORMER PAIR OF COTTAGES, THOUGHTFULLY COMBINED TO CREATE A SPACIOUS AND VERSATILE HOUSE, LOCATED MOMENTS FROM MARLBOROUGH HIGH STREET.



KEY FEATURES

- o Attractive period property
- o Excellent living space
- o Flexible accommodation arranged over three floors
- o Three bedrooms
- o Charming courtyard garden
- o Located moments from the High Street
- o Grade II Listed
- o Non allocated Permit Parking available

SITUATION

5 Wellington Place is located in a quiet and private residential lane just off 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 Ask. 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. All within walking distance of the property.

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.

Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury. 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.

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DESCRIPTION

Tucked away in this peaceful location just off the High Street, 5 Wellington Place is an exceptional Grade II listed cottage with attractive red brick elevations, relieved by sash hung casement windows under a tiled roof. The property is full of character, arranged over three floors and is well presented throughout.

Originally two cottages, the property has been thoughtfully combined to create a wonderfully spacious home of c1500 square feet with excellent proportions. Both the generous sitting room and the equally impressive dining room overlook the charming courtyard garden, creating bright and inviting reception spaces. To the rear of the house, the modern kitchen has wooden worktops and fitted with a comprehensive range of units and appliances, while a shower room and separate utility room are positioned just off the kitchen for added convenience.

A particular feature of the property is its flexible first-floor layout, which is accessed via two separate staircases. A spacious double bedroom lies to one side, enjoying good proportions and an ensuite bathroom. Opposite is a substantial additional reception room which could easily serve as an additional bedroom or home office depending on requirements.

The second floor provides two further well-proportioned double bedrooms, both of impressive size and benefiting from extensive built-in storage. Together, the upper floors provide highly adaptable accommodation with a layout that can evolve to suit a variety of lifestyles.



OUTSIDE

The property is one of six properties approached through an archway at the west end of the High Street. The garden is a delightful cottage-style space, with a paved terrace provides an ideal spot for outdoor dining and entertaining and a timber pergola creating a sheltered seating area to the rear. Well-stocked borders are filled with an attractive mix of established planting, shrubs and perennials. Two wooden garden sheds offer useful additional storage and altogether, the garden offers a private and tranquil setting, perfect for relaxing and enjoying the seasons.



SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. gas fired central heating.
- Council tax band: D
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.
- What3Words - ///unless.loafer.refilled

GUIDE PRICE £425,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

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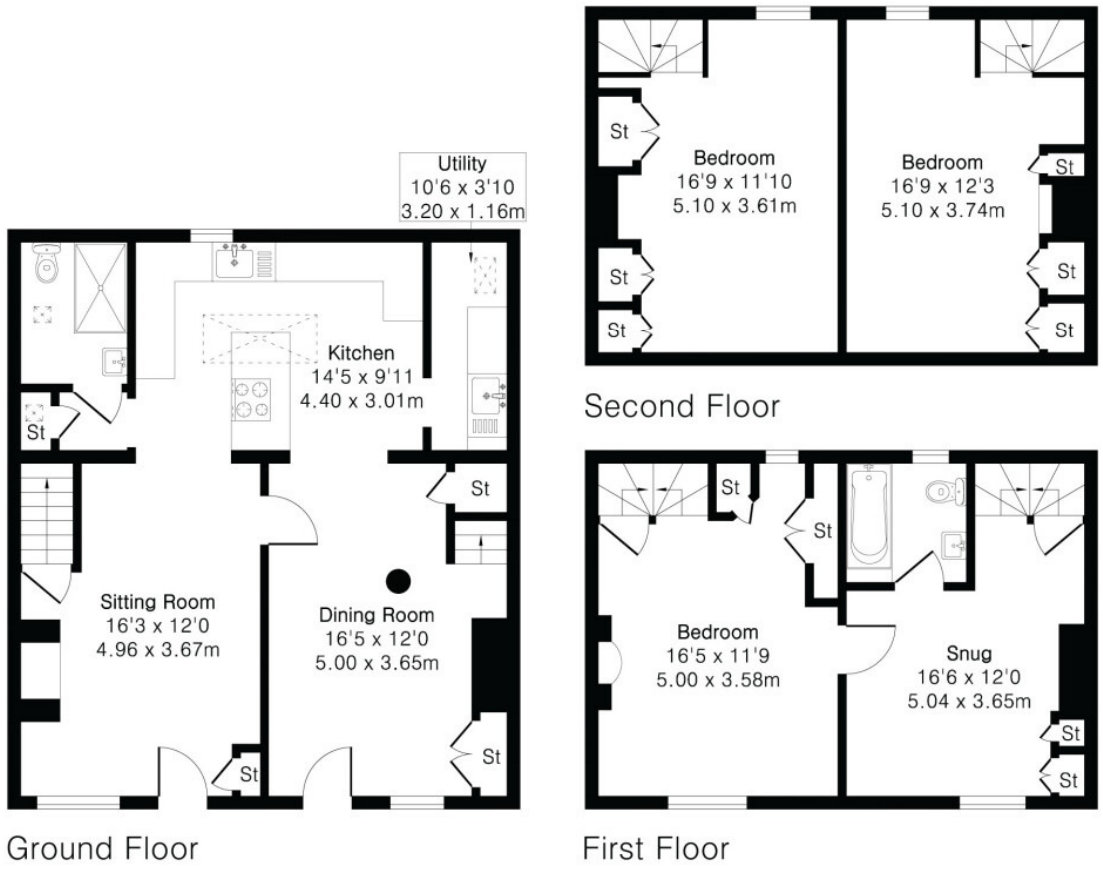


Approximate Gross Internal Area 1500 sq ft - 139 sq m

Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 409 sq ft – 38 sq m

Second Floor Area 409 sq ft – 38 sq m



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