



**GEORGE LANE,
MARLBOROUGH**

Carter Jonas

THE OLD FORGE, 3 GEORGE LANE, MARLBOROUGH, WILTSHIRE, SN8 4BT

**A UNIQUE ONE BEDROOM FREEHOLD HOUSE, LOCATED ONLY 0.3 MILES FROM
MARLBOROUGH HIGH STREET.**

AMENITIES

- Freehold house
- One bedroom
- Ensuite shower room
- Open plan kitchen/reception
- 0.3 miles to Marlborough High Street
- Grade II Listed
- Close to amenities
- No onward chain

SITUATION

George Lane is situated close to the town centre and within walking distance of the 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.

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.

DESCRIPTION

A charming one-bedroom freehold Grade II listed house, perfectly positioned close to Marlborough town centre and moments from the wide range of amenities on the High Street.

Arranged over one floor and at 354 square feet, property features an open plan kitchen and reception room to the front. The kitchen has a range of fitted units, electric oven and space for both a washing machine and fridge / freezer. To the rear lies a well-proportioned double bedroom with an ensuite shower room. The loft offers handy storage, enhancing the usability of this compact yet well designed home.

This unique property could make an ideal home for first-time buyers, retirees or as a rental/Airbnb investment.



OUTSIDE

There is no allocated parking with this property. There is on street parking available in Savernake Court, Culvermead Close and London Road and annual permits can be obtained for public car parks from Wiltshire Council.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Electric storage heating.
- Council tax band: A (Wiltshire Council website for current cost)
- Energy efficiency rating: E
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE: £160,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

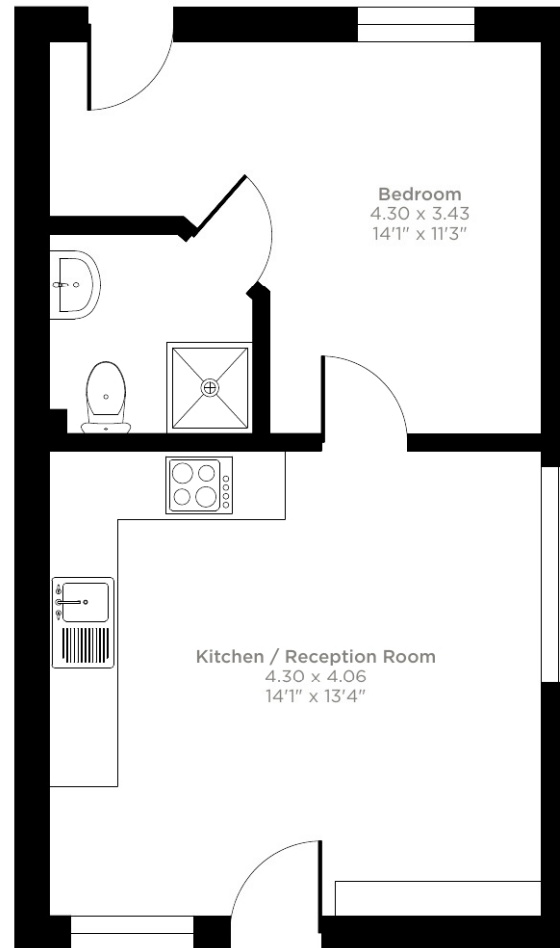


Classification L2 - Business Data

George Lane, Marlborough, SN8

Approximate Area = 354 sq ft / 32.8 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Carter Jonas. REF: 1406239

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