



**WYE HOUSE GARDENS,
MARLBOROUGH**

Carter Jonas

10 WYE HOUSE GARDENS, BARN STREET, MARLBOROUGH, WILTSHIRE, SN8 1AB

AMENITIES

- Two-bedroom house
- Popular development for over 55s
- 2 Reception Rooms
- Fitted kitchen
- Garden Views
- First floor shower room
- Downstairs cloakroom
- Patio Garden
- Allocated parking

SITUATION

Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, coffee and tea shops. There is a wide selection of national retailers including 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 to be discovered off the historic high street and the independent Parade Cinema show 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. 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

10 Wye House Gardens is a spacious and stylish townhouse built in brick Regency style, offering versatile accommodation in a prestigious and peaceful setting, with attractive views over beautifully maintained gardens.

The property, with its high ceilings and large windows, is well presented and neutrally decorated throughout, and is ideally placed for access to Marlborough High Street.

The ground floor includes a spacious living room, a conservatory with French doors opening onto the front terrace, a dining room overlooking the private rear patio garden. There is a well-planned kitchen with a good range of built in units and appliances, and a cloakroom with space and plumbing for a washing machine.

On the first floor, a landing leads to two well-proportioned double bedrooms, each with fitted wardrobes, and a shower room which has been re-fitted and includes a walk-in shower.

A SPACIOUS AND ELEGANT TOWNHOUSE IN AN ENVIABLE LOCATION CLOSE TO MARLBOROUGH HIGH STREET, IN A POPULAR DEVELOPMENT FOR THE OVER 55S.



OUTSIDE

The gardens at Wye House are a notable feature, long established and beautifully maintained, with specimen trees, pollarded limes, a central lawn, and borders planted with shrubs and herbaceous perennials. This charming and tranquil setting attracts a variety of bird and insect life. No. 10 benefits from a small, private patio garden to the rear. It also has an allocated parking space, with additional visitor parking available on the large gravel driveway at the front of Wye House.

SERVICES AND MATERIAL INFORMATION

- Development for the over-55s
- Leasehold (999 years from 1984)
- Mains water, mains drainage. Electric underfloor and ceiling heating
- Council tax band: F (Wiltshire Council website for current cost)
- Energy efficiency rating: D
- Service charge - £8,487 (1 Jan to 31 Dec 2026)
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE: £550,000 (Subject to Contract)

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

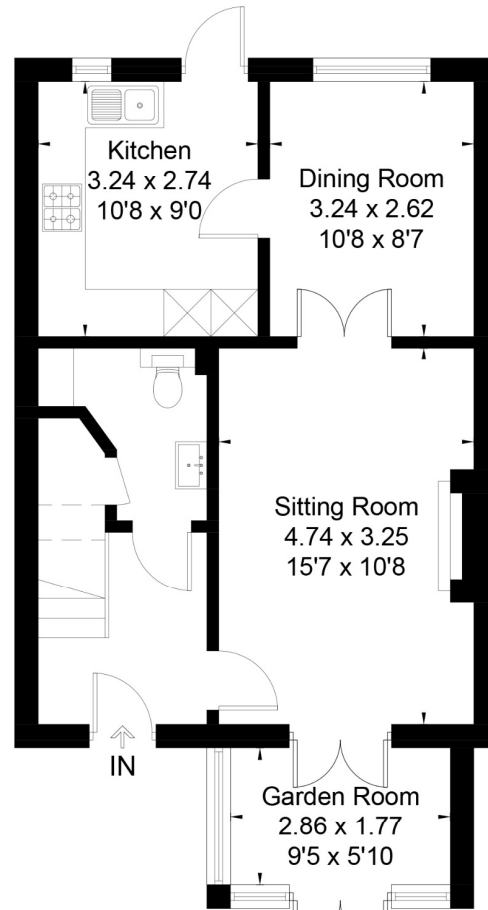


Classification L2 - Business Data

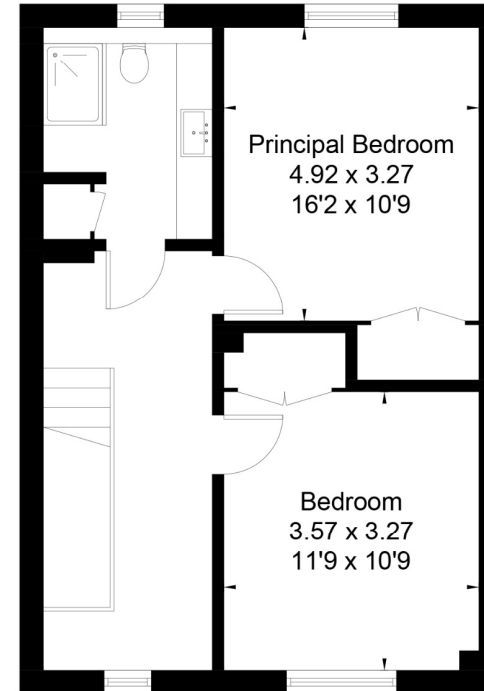
Barn Street Marlborough, SN8
Approximate Area = 1045 sq ft / 97.1 sq m



[] = Reduced head height below 1.5m



Ground Floor



First 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 #105652

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data