



PIPERS PIECE,  
MARLBOROUGH

Carter Jonas



## 2 PIPERS PIECE, HERD STREET, MARLBOROUGH, WILTSHIRE, SN8 1DJ

### KEY FEATURES

- o 2211 square feet
- o Detached house
- o Four double bedrooms
- o Two bathrooms (one ensuite)
- o Great living and entertaining space
- o Permit parking
- o South facing, private garden
- o Views over Marlborough to the south
- o Close to town centre

**A SUBSTANTIAL AND IMPRESSIVE FOUR BEDROOM FAMILY HOME OFFERING IN EXCESS OF 2200 SQUARE FEET OF FLEXIBLE ACCOMMODATION AND A PRIVATE SOUTH FACING GARDEN.**



### SITUATION

2 Pipers Piece is within walking distance of the High Street, conveniently placed for all that Marlborough has to offer. Marlborough is a vibrant market town which 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.

## DESCRIPTION

2 Pipers Piece is a well-proportioned detached four-bedroom family house, occupying a wonderful position within walking distance of Marlborough High Street.

At c2211 square feet, there is no shortage of accommodation with a great flow to it. In all, there are three receptions areas providing flexible entertaining space, ideally set up for modern day family life. Of particular note is the dining area, which is just under 25 foot long and leads seamlessly down to the family room / snug.

The sitting room is a spacious yet cosy room, enjoying good natural light with a large bay window looking out over the garden. The double-sided wood-burning stove is a lovely feature to both the sitting room and adjoining kitchen. The kitchen enjoys stone flooring and a good range of fitted units offering ample storage space, linking through to the utility room and front lobby. The study and downstairs cloakroom complete the ground floor accommodation.

Heading upstairs, the principal bedroom overlooks the garden and benefits from a large dressing room and ensuite shower room. The three further double bedrooms are served by the well-appointed family bathroom.

## OUTSIDE

To the front of the property, there are raised beds offering the ideal place for growing vegetables and flowers. There is gated access leading to the dedicated parking space (annual permit from Aster Property Management at c£850pa) which is a c30 metre walk from the property - the parking area is accessed via Pipers Piece (off Blowhorn Street). There is side access for the rear and the wooden shed offers very handy extra storage.

To the rear of the property is a substantial south facing rear garden which enjoys great privacy. Enclosed by wooden fencing and mature hedging, the garden is mainly laid to lawn with a range of mature shrubs and trees. There is a large, brick paved terrace offering the perfect spot for entertaining in the warmer months.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F (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** "Offers over" £550,000 subject to contract

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











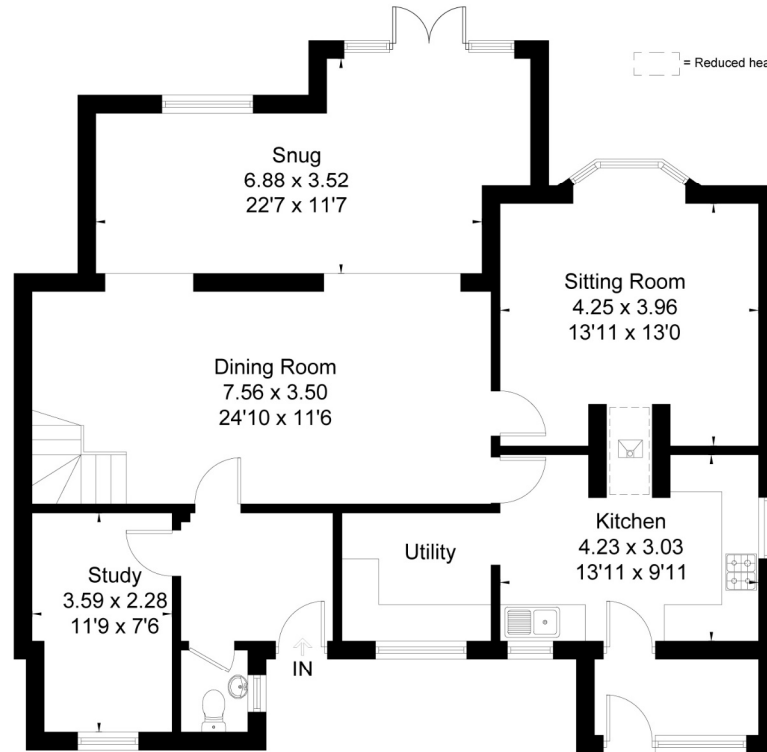


Herd Street Marlborough, SN8  
Approximate Area = 2211 sq ft / 205.4 sq m  
(Excluding Shed)

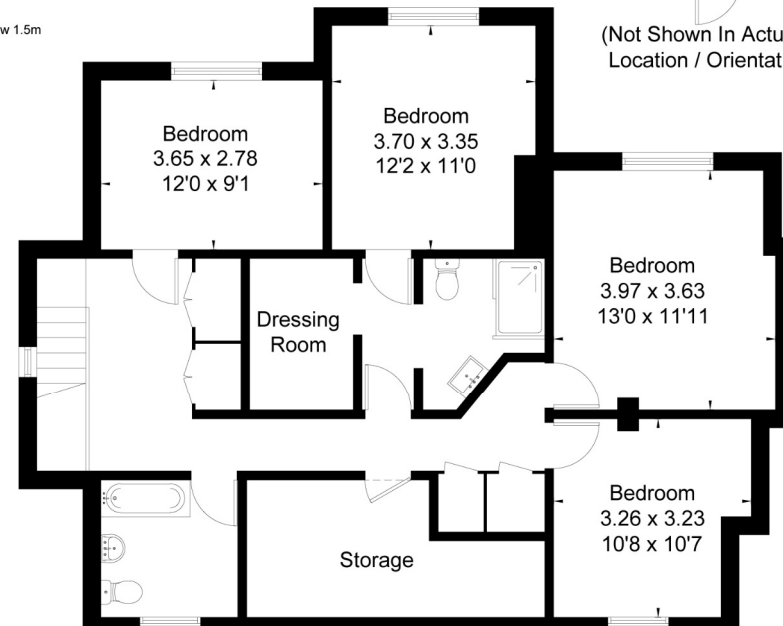


Shed  
2.37 x 1.73  
7'9 x 5'8

(Not Shown In Actual  
Location / Orientation)



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 #99182

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Classification L2 - Business Data