



SILVERLESS STREET,
MARLBOROUGH

Carter Jonas

7 SILVERLESS STREET, MARLBOROUGH, WILTSHIRE, SN8 1JQ

KEY FEATURES

- o Sitting Room
- o Dining Room
- o Snug
- o Kitchen
- o Cellar
- o Four Bedrooms
- o Three Bathrooms
- o Cottage Garden

AN IMPRESSIVE AND IMMACULATELY PRESENTED TOWNHOUSE IN THE HEART OF THE VIBRANT TOWN OF MARLBOROUGH.



SITUATION

Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features annual Jazz and literary festivals, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns and city's including Swindon, Bath, Salisbury, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Set in the heart of the popular town of Marlborough, 7 Silverless Street is a four-bedroom Grade II Listed Elizabethan townhouse which has undergone complete renovation by the current owners and is presented to the highest of standards throughout. Set up stone steps, this extraordinary property is full of wonderful period charm including exposed ceiling and wall beams, quarry floor tiles, elm floorboards, as well as Inglenook and open fireplaces. The property has the perfect balance between period features and contemporary living.

At 2263 square feet, the house offers impressive proportions yet retains a cosy, cottage feel throughout. The accommodation is set over three floors with the bonus of a large and handy cellar which is used as a utility room. The front door opens to the hallway and dining room with working fireplace, across the hall is the sitting room with bay window and working fireplace. The beautiful snug/study is to the rear and offers a great additional reception space and the country style kitchen with Aga, beams and quarry tiled floor has views over the garden. To the first floor are two generously proportioned double bedrooms and two well-appointed family bathrooms. The top floor enjoys two further double bedrooms and another family bathroom.

OUTSIDE

A well planned and very pretty cottage garden is situated just outside the kitchen and snug. It is laid to lawn with well stocked beds including a selection of small fruit trees. There is a paved entertaining area, perfectly located for the evening sun and a very useful timber shed with electricity provides storage.

SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- No associated parking
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE £650,000 subject to contract

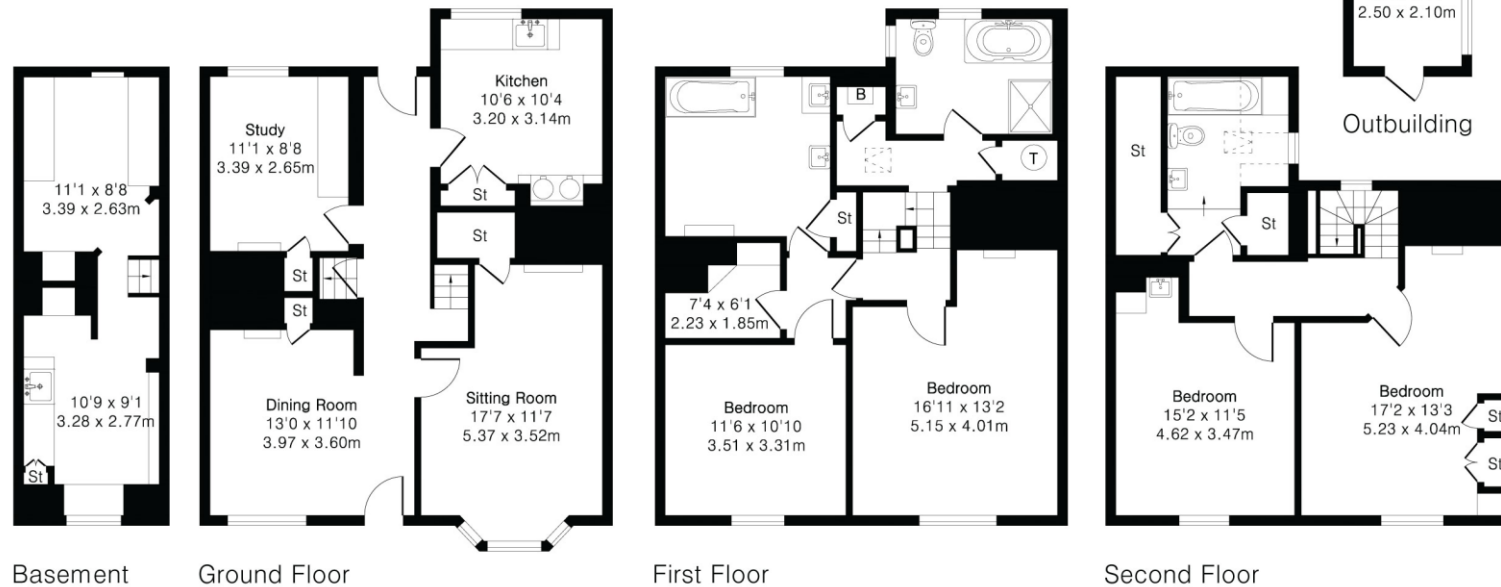
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





**Approximate Gross Internal Area 2304 sq ft - 213 sq m
(Excluding Outbuilding)**

Basement Area 224 sq ft – 21 sq m
Ground Floor Area 746 sq ft – 69 sq m
First Floor Area 737 sq ft – 68 sq m
Second Floor Area 597 sq ft – 55 sq m
Outbuilding Area 57 sq ft – 5 sq m



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Classification L2 - Business Data