



BACK LANE,  
MARLBOROUGH

Carter Jonas

# CHANDLERS, BACK LANE, MARLBOROUGH, WILTSHIRE, SN8 1JJ

A SUPERBLY LOCATED THREE BEDROOM DETACHED HOUSE SITUATED ON A PRIME LANE JUST TO THE NORTH OF MARLBOROUGH HIGH STREET.

## KEY FEATURES

- Desirable central Marlborough location
- Detached property
- Three bedrooms
- Two bathrooms
- Garage and driveway parking
- Charming garden
- Outhouse / Studio / Workshop
- Short walking distance to the High Street



## SITUATION

Chandlers is situated on the corner of Back Lane and Chandlers Yard, moments from 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: Rick Stein's, 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.

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

Chandlers is a detached family home located on one of Marlborough's prime roads, offering the perfect blend of privacy whilst being only moments from the historic Marlborough High Street.

Set back from the road and enjoying the most wonderful views over the roof tops of Marlborough, Chandlers is coming to the market for the first time in 25 years and is ready for the new owners to make it their own.

Upon entering the property you are greeted into the two-tiered hallway with steps leading down where all the reception spaces are accessed. The main sitting room enjoys lovely views over the garden and links seamlessly through to the adjoining dining space. The whole house has a great flow to it and enjoys good natural light, given its south-easterly aspect. The conservatory, with doors opening out to the rear garden, offers another reception space from where you can enjoy and appreciate the peace and tranquillity of this superbly located house. To the front of the property is the kitchen fitted with a good range of units. This space could be opened to the dining space to make an open plan kitchen/dining room. A study and cloakroom complete the downstairs accommodation.

Upstairs there are three double bedrooms, two of which have built in wardrobes with the principal bedroom benefitting from an ensuite shower room. The principal bedroom and second bedroom enjoy views over the rear garden and town beyond whilst the third bedroom is to the front. These bedrooms are served by the family bathroom.

## OUTSIDE

To the front of the property is a detached garage and off-street parking. The rear garden has been lovingly tended to over the years and has won awards as part of the Marlborough open gardens. There are an array of specimen flowers, shrubs and trees to provide interest and colour throughout the year. To the rear of the garden is a detached outbuilding with power, light and water which is currently utilised as a workshop space but would make for a wonderful home office / art studio. There is a side wooden gate that opens to Chandlers Yard providing pedestrian access to and from the High Street.

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. gas fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £950,000 subject to contract

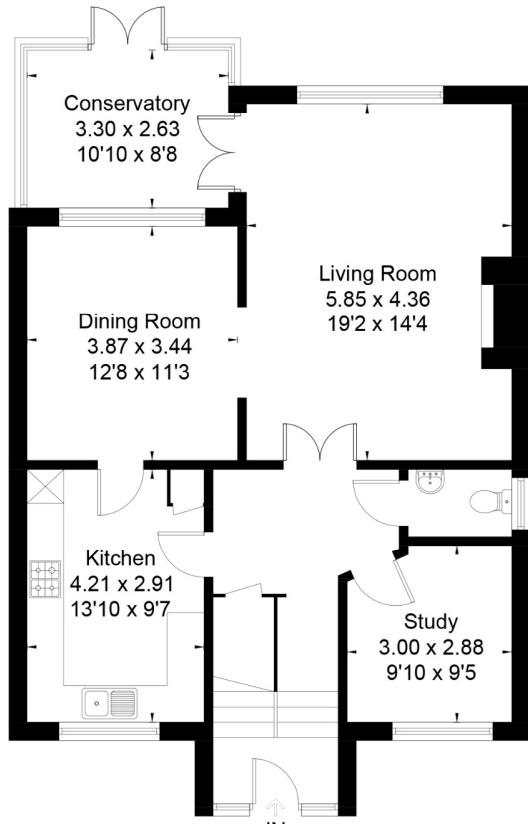
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



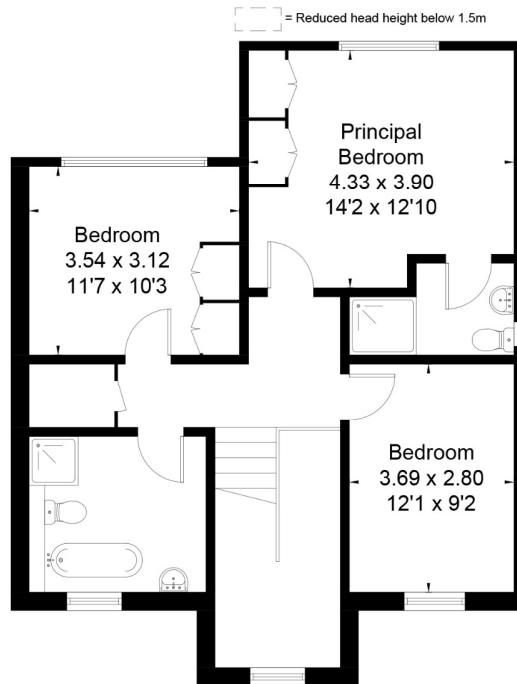


Classification L2 - Business Data

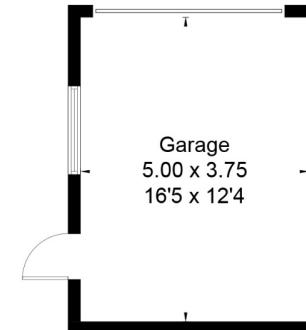
Back Lane Marlborough, SN8  
 Approximate Area = 1644 sq ft / 152.7 sq m  
 Outbuildings = 447 sq ft / 41.5 sq m  
 Total = 2091 sq ft / 194.2 sq m  
 (Including Garage)



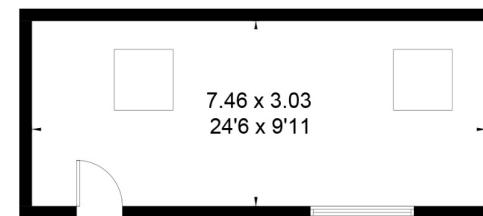
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Out House

(Not Shown In Actual Location / Orientation)



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. [#94035](http://fourwalls-group.com)

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