



CROMWELL COURT,  
MARLBOROUGH

Carter Jonas



## 2 CROMWELL COURT, MARLBOROUGH, WILTSHIRE, SN8 1EW

### KEY FEATURES

- Three-Bedroom Townhouse
- Arranged Over Three Floors
- Spacious sitting room with Juliette balcony
- Kitchen/Dining Room
- Principal Bedroom with ensuite
- Integral Garage and Parking
- South-facing garden
- Moments from Marlborough High Street

### SITUATION

Cromwell Court is an established and highly regarded development positioned just moments from Marlborough's iconic and wide High Street, widely considered one of the finest in England. The property enjoys immediate access to a comprehensive range of independent retailers, cafés, restaurants, public houses and everyday shopping facilities, including Waitrose.

The thriving market town of Marlborough offers a superb quality of life with an excellent choice of leisure and recreational facilities. There are numerous sports clubs locally including tennis, cricket, rugby and golf, together with regular markets and a vibrant programme of community events throughout the year.

The area is particularly renowned for its schooling, with Marlborough College located within easy walking distance and other highly regarded schools nearby including St John's Academy, Pinewood School, Dauntsey's, St Francis and St Margaret's Preparatory School.

Surrounded by the beautiful North Wessex Downs National Landscape, the area offers exceptional walking, cycling and riding opportunities. Despite its attractive rural setting, Marlborough remains well connected, with rail services to London Paddington available from Great Bedwyn, Pewsey and Hungerford. The M4 motorway (Junction 15) lies approximately 8 miles to the north, providing convenient access to London, Heathrow, Bristol and the West Country.

**AN ATTRACTIVE AND WELL-PROPORTIONED THREE-BEDROOM TOWNHOUSE WITH GARAGE, PARKING AND SOUTH-FACING GARDEN IN A HIGHLY SOUGHT-AFTER TOWN CENTRE DEVELOPMENT.**





Classification L2 - Business Data



## DESCRIPTION

A substantial and well-presented three-bedroom townhouse situated within the highly sought-after Cromwell Court development, tucked away just off Marlborough's historic High Street. Offering approximately 1,666 sq ft of accommodation including the integral garage, the property provides flexible living space arranged over three floors and is ideally suited to modern family living, downsizers or those seeking a convenient lock-up-and-leave home.

The ground floor comprises a welcoming entrance hall, cloakroom and an attractive kitchen/dining room fitted with a comprehensive range of wall and base units and integrated appliances. The dining area provides ample space for everyday family life and entertaining and from here you can access the south-facing garden. An integral garage offers secure parking together with valuable storage space, a particularly desirable feature within the town centre.

The first floor is centred around a generous sitting room which benefits from excellent natural light and offers an ideal space for both relaxing and entertaining. Also on this floor is the third bedroom, which can also double up as a study/home office. This bedroom is served by the well-appointed family bathroom.

The second floor provides two further double bedrooms. The principal bedroom enjoys the benefit of fitted wardrobes and an en-suite bathroom, whilst the remaining bedroom is served by a separate bathroom. Throughout, the property has been maintained to a good standard and offers practical, well-balanced accommodation in an exceptionally convenient location.

## OUTSIDE

To the front of the property is a private entrance and off-street parking together with access to the integral garage. The garage provides secure parking or useful additional storage and workshop space.

To the rear is an enclosed, south-facing courtyard garden designed for ease of maintenance, creating a private outdoor space ideal for al fresco dining, entertaining or simply enjoying in the warmer months. The combination of outside space, garaging and parking is a particularly valuable asset in such a central Marlborough location.



## SERVICES & MATERIAL INFORMATION

- Leasehold
- 999-year lease from 1 January 2002
- Ground rent - £250 per annum
- Service charge - £3007.38 per annum
- Mains water, electricity and drainage. Gas fired central heating.
- Council Tax Band: G
- EPC Rating: C
- Broadband and mobile coverage. Please refer to the Ofcom Checker.  
<https://checker.ofcom.org.uk/>

**GUIDE PRICE** £695,000 subject to contract

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





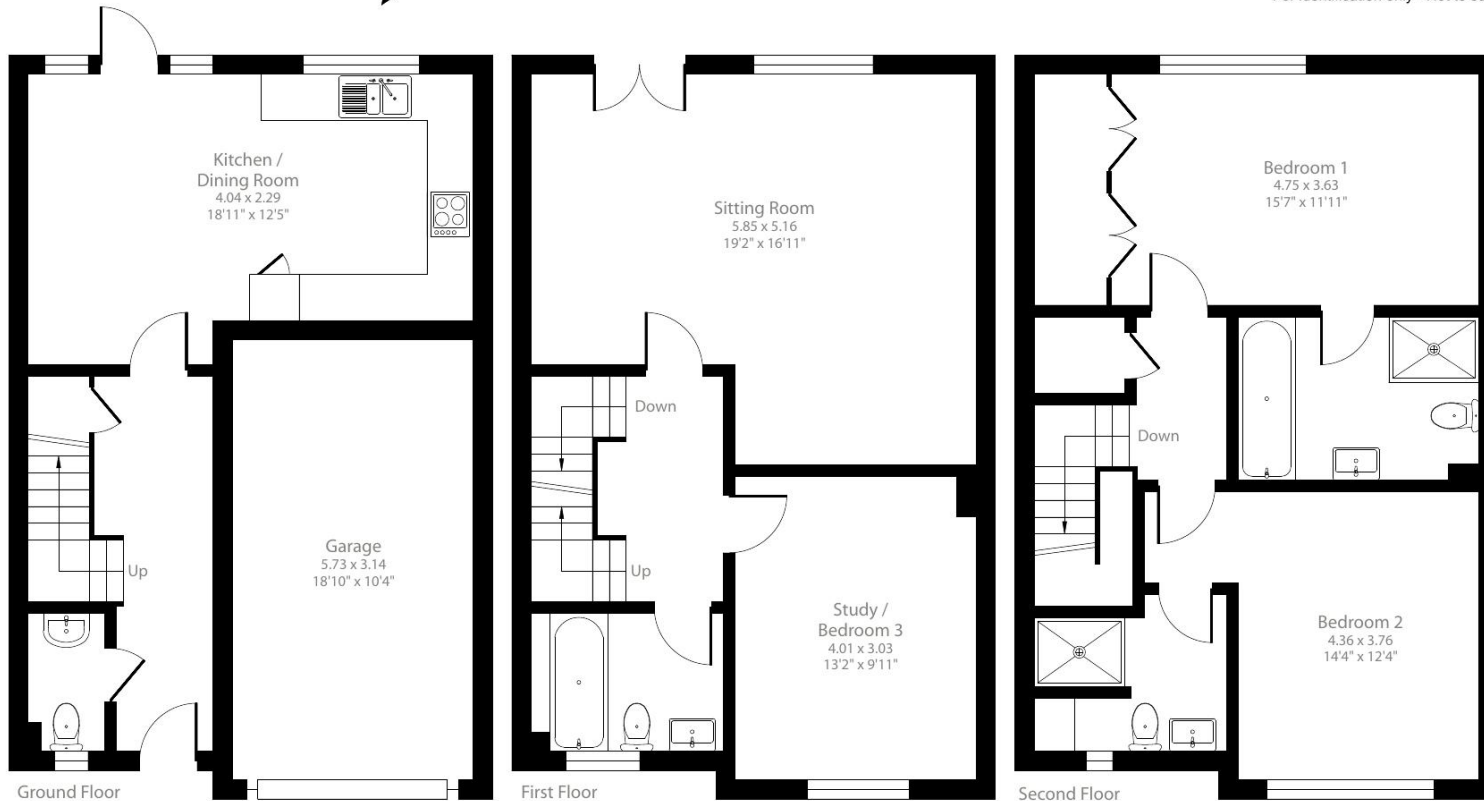
## Cromwell Court, Marlborough, SN8

Approximate Area = 1472 sq ft / 136.7 sq m

Garage = 194 sq ft / 18 sq m

Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Carter Jonas. REF: 1495983

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