



THE GREEN,
MARLBOROUGH

Carter Jonas

HARLING HOUSE, 9 THE GREEN, MARLBOROUGH, SN8 1AL

AMENITIES

- 2 parking spaces
- 1274 square feet
- 2 bedrooms
- 1 bathroom
- High ceilings
- Character property
- Lovely views
- Town centre location

SITUATION

Harling House is an attractive period house located moments from the High Street, conveniently placed for all that Marlborough has to offer - a vibrant market town with an impressive mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, there is a twice weekly market, and the wide range of restaurants include Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as a boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, hockey, rugby and running clubs in town. The town features an annual literary festival and is well placed for other towns including Bath, Hungerford, Newbury and Swindon, whilst being surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley with nearby ancient sites of Avebury and Stonehenge. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Set in the heart of Marlborough, Harling House is a period town house enjoying a southwest facing position overlooking The Green and situated close to the High Street. The house benefits from two parking spaces, unusual for houses in this iconic location.

This attractive Grade II listed property is double fronted and of rendered elevations under a hipped slate roof with sash windows. The light and bright accommodation is arranged over three floors and the generous entrance hall / study sets the tone for this charming home.

Of particular note are the gloriously high ceilings which are a real feature of this property and give a wonderful feeling of space throughout. The sitting room has great character, central fireplace (untested) and splendid views over The Green.

The kitchen is situated on the lower ground floor and benefits from a good range of floor and wall mounted units. It opens up into a large dining room, beautifully proportioned and an excellent room for entertaining.

A CHARMING TWO BEDROOM PERIOD TOWN HOUSE WITH OFF-ROAD PARKING, A SOUTH-WESTERLY ASPECT AND VIEWS OVER THE GREEN.



There are two double bedrooms on the first floor, the principal of which is exceptional. Both bedrooms are served by the well-appointed shower room.

OUTSIDE

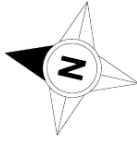
A shared driveway to the side of the house leads to an area at the rear, which provides parking for two cars. There is a large, raised bed which is big enough to put out a table and chairs, should there be the want/need for an outdoor seating area.

GUIDE PRICE: £400,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



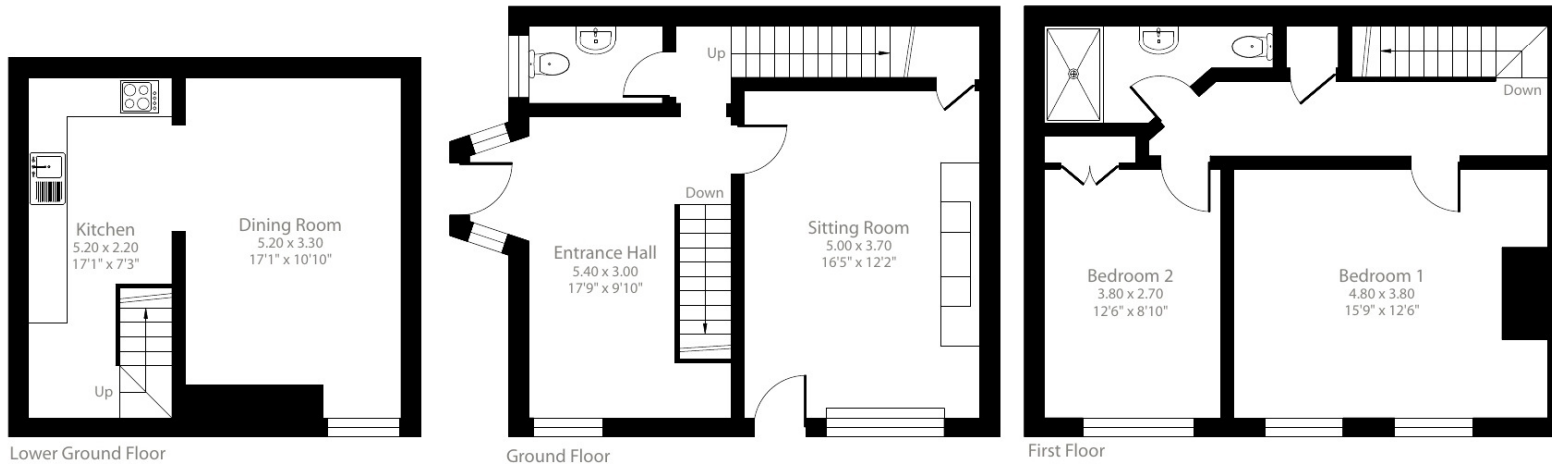
Classification L2 - Business Data



The Green, Marlborough, SN8

Approximate Area = 1274 sq ft / 118.3 sq m

For identification only - Not to scale



Lower Ground Floor

Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Carter Jonas. REF: 1278773

SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- 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

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