



53 HIGH STREET
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

53 High Street, Marlborough, Wiltshire, SN8 1HQ

M4 (Junction 15) Approximately 7miles; Rail link to London Paddington from Great Bedwyn (7 miles) or Hungerford (10 miles) in approximately 1 hour.

A character terraced home over three storeys offering spacious accommodation within the conservation area at the end of Marlborough High Street.
The property offers two double bedrooms and a large kitchen/breakfast room with direct access to a southerly facing rear garden.

*** Hall * Living room * Study * Kitchen/breakfast room * Two bedrooms * En suite shower room * Bathroom *
* Utility room * Southerly facing garden * Easy access in to town ***



MARLBOROUGH

Marlborough is an historic and thriving market town with an extensive range of quality independent and well known retailers and high street shops. There are several independent restaurants and cafes along with plenty of amenities including a doctor's surgery, library, sports centre and an excellent state secondary school, St. Johns Academy and well regarded primary school St. Marys.

The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west country.

The River Kennet flows through the town and the town is within the Wessex Downs Area of Outstanding Natural Beauty with the ancient Savernake forest providing plenty of opportunities for exploration.



THE PROPERTY

53 High Street is a charming Grade II Listed period house, believed to have been built around 1830 and situated at the western end of Marlborough High Street opposite St. Peter's Church.

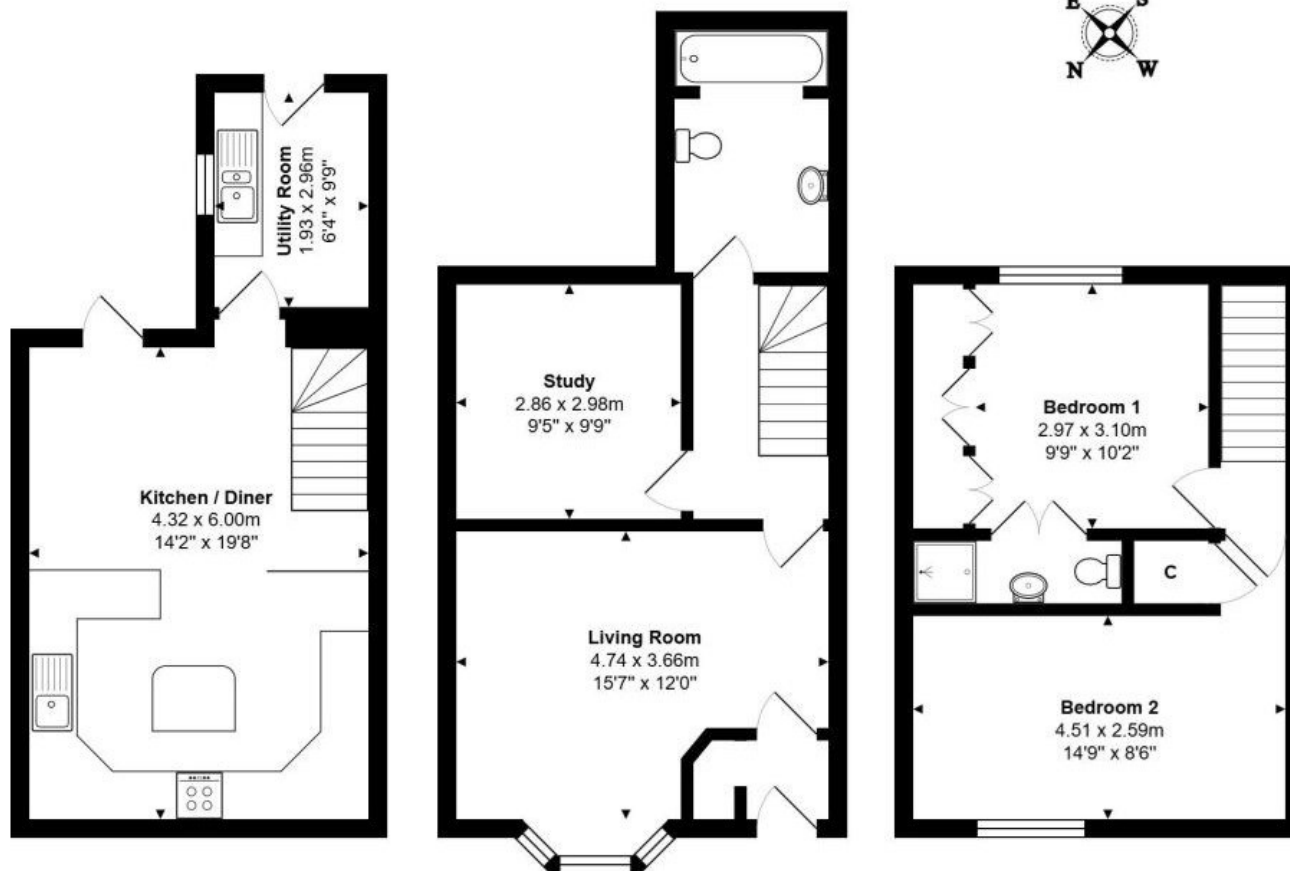
The house is arranged over three floors with a hand built spacious kitchen/dining room and a separate utility room on the lower floor, both of which have doors opening onto the southerly facing garden. Upstairs, the middle floor offers a front door with hallway leading on to a generous sitting room with a bay window to the front, as well as a Victorian style feature fireplace with gas fire. To the rear there is a large study overlooking the garden and fitted with a range of built in units. There is also a spacious family bathroom. The top floor offers a main double bedroom with a wall of built-in wardrobes, an en-suite shower room and a view over the rooftops. To the front there is a good sized double bedroom with further fitted storage.

OUTSIDE

The southerly facing back garden offers a sunny and quiet spot for relaxing and entertaining . Directly outside the kitchen/breakfast room there is a paved patio leading around to steps and a path leading down the garden. At the end of the garden there is a brick built storage shed and a seating area placed to catch the evening sun.

SERVICES

All mains services connected. Council Tax band D.



Total Area: 103.7 m² ... 1116 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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