



26 ST. MARTINS,
MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

26 ST. MARTINS, MARLBOROUGH, WILTSHIRE, SN8 1AR

Marlborough M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**Character Grade II Listed terraced house with well proportioned rooms, private parking and a garage.
The property offers easy access in to town and to local countryside and provides a perfect character home or investment.**

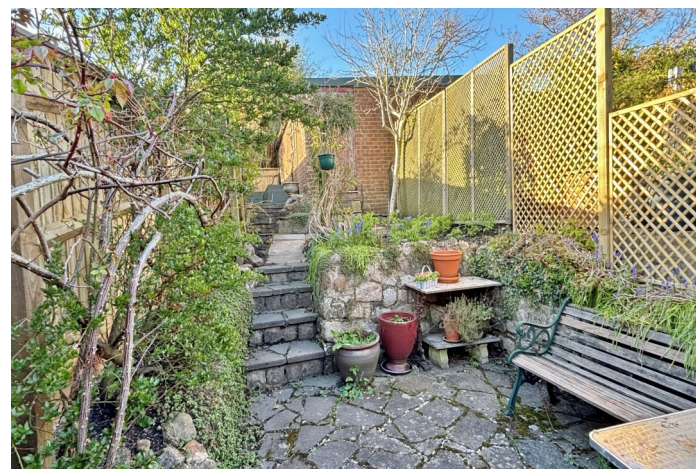
* Sitting room * Kitchen * Double bedroom * Large ground floor bathroom * Rear lobby *
* Low maintenance private garden with access to rear * Private parking * Garage * Gas heating to radiators *



MARLBOROUGH

The property is located close to the centre of Marlborough, offering easy access in to town and to the surrounding countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local shops, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins. The Leisure Centre, cinema and Golf Club provide excellent sporting facilities.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. The M4, Junction 15 is within 8 miles giving access to London and the West Country. There are mainline rail services from Pewsey, Hungerford, Swindon or Great Bedwyn to London Paddington.



THE PROPERTY

This charming cottage occupies a lovely position not far from The Green and within walking distance of the town centre. There are character features throughout with exposed beams in the sitting room and bedroom. The large sitting room has a feature fireplace (not used) and a large window to the front. To the rear of the house there is a light kitchen with modern units and is overlooking the garden. A lobby off the kitchen provides a useful space for coats etc before entering the garden. Also on the ground floor is a large and light bathroom. A door from the sitting room gives access to the stairs up to the first floor double bedroom with windows to the front and rear.

GARDEN & GROUNDS

To the front of the property, a step leads up to the front door. There is a mature wisteria to the front wall. The garden is to the rear of the house and is accessed via the lobby from the kitchen. Steps lead up to a private terrace area with further steps leading up to a second level with a wooden arch and borders either side. There is a vegetable bed to the rear of the garage. The garage is at the end of the garden and there is a pedestrian door from the garden while a gate also leads around to the front of the garage and the drive, providing parking for one car. The driveway is accessed via a drive to the end of the terrace and the garage is the left hand one in a block of three.

SERVICES

All mains services connected. Council Tax band C.

TENURE

Freehold

Approximate Floor Area = 61.4 sq m / 661 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 73.2 sq m / 788 sq ft



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. @fourwalls-group.com #68701

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