



19 ST. MARTINS  
MARLBOROUGH

BREARLEY & RICH  
ESTATE AGENTS



# **19 ST. MARTINS, MARLBOROUGH SN8 1AR**

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

**Attractive and absolutely charming Grade II listed town house in the heart of this superb market town. The property has light and airy accommodation laid out over ground, first and second floors and also a private and pretty courtyard garden.**

\* Open plan living with combined sitting room, kitchen and dining area \* luxurious shower room \* Two double bedrooms \* Freestanding bath \* Rear courtyard garden  
\* Close to all town centre amenities.



## **MARLBOROUGH**

St Martins is located in the centre of Marlborough within a short walk of the High Street. Marlborough is a thriving, expanding market town situated within an Area of Outstanding Natural Beauty, with excellent local shopping with both independent and major retailers and also boasting a number of good quality restaurants, including Rick Steins. The Leisure Centre 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 10 miles giving access to London and the West Country. There are mainline rail services from Pewsey and Great Bedwyn to London Paddington (approximately 1 hour)





## **THE PROPERTY**

Set over three floors, this attractive Grade II listed home has plenty of character as well as a relaxing and homely atmosphere. The front door leads into a welcoming open plan living area, where the sitting and dining room, with a log burner, is combined and in turn leads to a step up to the well appointed kitchen area. There is also a rear door that leads to the courtyard style garden. Stairs lead from the sitting area to the first floor where a beautiful double bedroom homing the first of two cast iron period fireplaces and tasteful period style shower room are located. On the landing of the second floor is a period claw footed freestanding Victorian style bath and another double bedroom with a wonderful vaulted ceiling and a second elegant cast iron fireplace.

## **OUTSIDE**

The courtyard garden is found to the rear of the property and off the kitchen. It is very private with ample space for alfresco dining. The garden then leads to another smaller seating area or, if preferred, space for a garden shed. A gate beyond this provides access to the rear and Blowhorn Street. NOTE: The neighbour has rear pedestrian rights across the last few feet of the garden to access Blowhorn St.



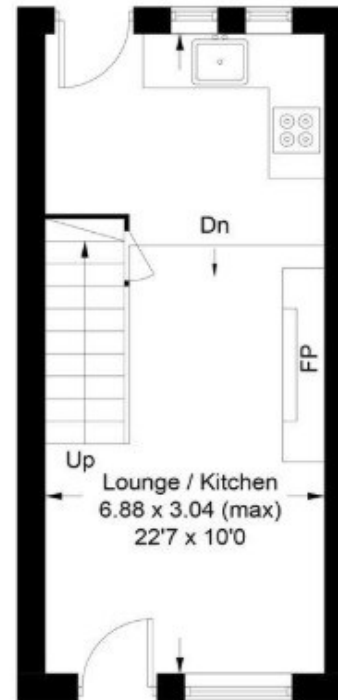


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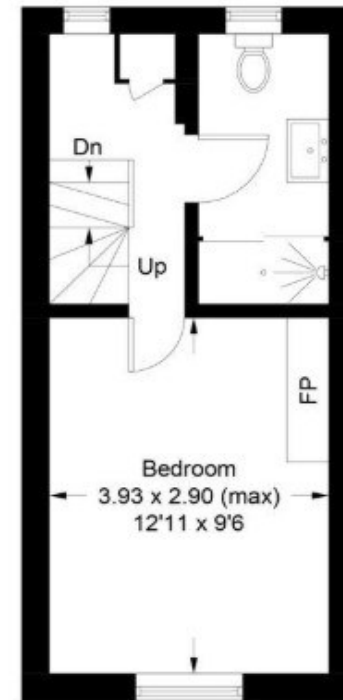
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## 19 St. Martins

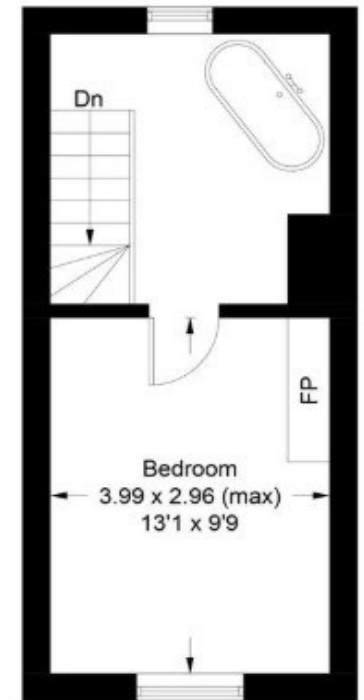
Approximate Gross Internal Area = 64.1 sq m / 690 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID808737)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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