



OLD LION COURT,
MARLBOROUGH

Carter Jonas

WELL COTTAGE, 1 OLD LION COURT, MARLBOROUGH, SN8 1HQ

AMENITIES

- Two Bedrooms
- Beautifully Presented
- Potential Investment
- Light and Airy Feel
- Two Parking Spaces
- Central Town Location
- Mews House
- EPC C

DESCRIPTION

Set in the heart of the town, Well Cottage is a recently refurbished Mews house within a level easy walk onto the High Street, constructed of red brick elevations under a slate roof, with wooden double glazed sash windows and traditional wooden doors.

Well Cottage provides a well-designed house with charm and character arranged over two floors. The reception rooms are well-proportioned with good ceiling heights and presented immaculately throughout. On the ground floor there is a very well-appointed kitchen by Paula Rose, a cloakroom and sitting room that enjoys plantation shutters and views onto the courtyard.

On the first floor there are two double bedrooms and again an exceptionally well-appointed bathroom. The property is heated by mains gas fired central heating.

Well Cottage would make for an excellent first-time buyer purchase, a Pied-a-terre or as an excellent option for someone looking to downsize. The property is currently rented out, achieving a rental income of £1,300 per month.

SITUATION

Marlborough is a vibrant market town with the high street enjoying the mantle of 'the widest high street in England'. Recently ranked second best shopping destination in the UK, the town offers a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes 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 the boutique cinema which is opposite the property on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. The town features an annual literary festival, as well as the popular Marlborough College summer school. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

A STYLISH TWO BEDROOM MEWS COTTAGE WITH PARKING FOR TWO CARS, CONVENIENTLY SITUATED JUST OFF THE HIGH STREET



OUTSIDE

Well Cottage is approached from the High Street under an archway then via an attractive courtyard area to the south facing front of the property. This property has the rare added benefit of parking for two cars, whilst being a stones throw away from the High Street.

GUIDE PRICE £435,000 (subject to contract)

TENURE Freehold

EPC BAND C.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



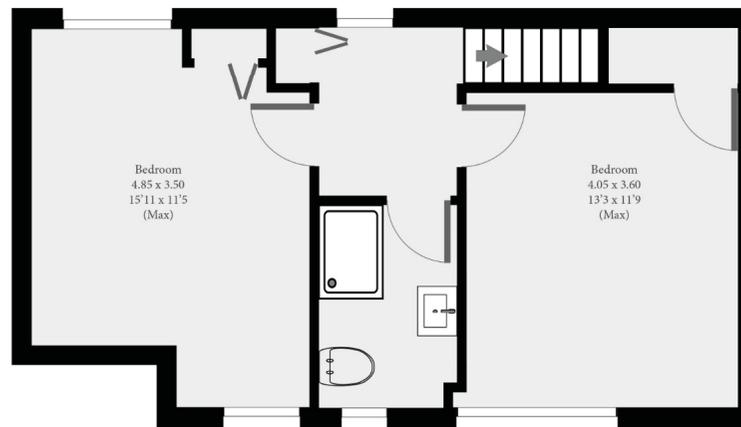
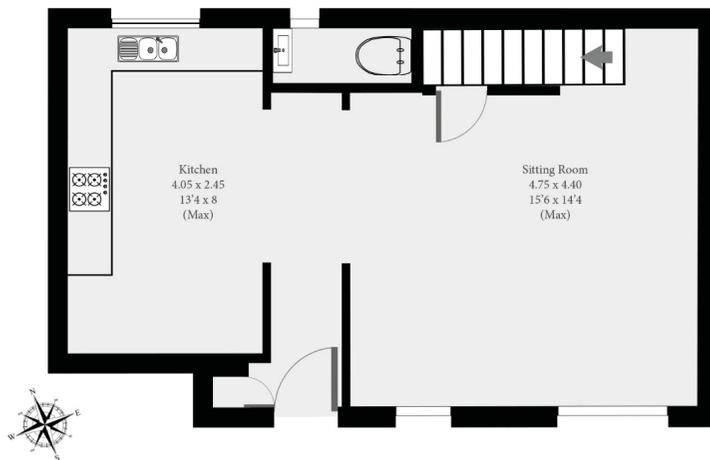
Classification L2 - Business Data

1 Old Lion Court

Aproximate GIA
78 Square Metres
838 Square Feet

Ground Floor

First Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale
Outbuildings are not shown to scale or orientation
Produced by Lightfall



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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