



BREWERS HOUSE, NEATES YARD,
HIGH STREET, MARLBOROUGH

Carter Jonas

BREWERS HOUSE, 120B HIGH STREET, MARLBOROUGH, SN8 1LZ

A HIDDEN GEM OF A PROPERTY, LOCATED MOMENTS FROM THE HIGH STREET. IMMACULATELY PRESENTED THROUGHOUT, THE PROEPRTY HAS THE ADDED BENEFITS OF A GARDEN AND PARKING.

KEY FEATURES

- Hidden gem of a property
- Moments from the High Street
- Period features
- Arranged over four floors
- Stylish fixtures and fittings
- Cinema room
- Garden
- Fully functional studio/home office
- Allocated parking space



SITUATION

Brewers House is situated in Neates Yard, a pedestrian street moments from Marlborough High Street which provides excellent shopping facilities. Waitrose is the local supermarket, and there are many boutique shops and several restaurants including Dan's, ASK, Prezzo, Pizza Express, alongside Rick Stein. Additionally there are many coffee shops including Costa Coffee and Cafe Nero along with various Public Houses. Education is well catered for with Marlborough College and St John's locally, Dauntsey's in West Lavington and St Mary's Calne further afield. The extended leisure centre and golf club provide excellent sporting facilities too. Although self sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

DESCRIPTION

Brewers House is a truly unique property, arranged over four floors and having been lovingly refurbished and extended by the current owners, it offers the perfect balance between period features and contemporary living.

The open plan kitchen/dining room is the real heart of the home with bi-fold doors opening out to the rear garden, it is the perfect place for entertaining or family meals. The kitchen is fully equipped with double oven, dishwasher, fridge, freezer and microwave as well as a washing machine and tumble dryer. A sitting room with fireplace with exposed beams to the ceiling, study, again with exposed wooden beams to the ceiling and utility room complete the downstairs accommodation.

Upstairs, to the first floor are two double bedrooms which are served by the modern and luxurious family bathroom with wood panelling to the walls and marble surround hand wash basin. The bath with shower above is fully tiled with subway tiling.

To the top floor is the main bedroom which has delightful period features throughout, including the exposed wooden beams to the vaulted ceiling and expose brick work. The main bedroom has its own ensuite shower room which has been finished to the highest of standards.

The fully converted and tanked cellar offers a stunning and truly unique bar and cinema room. This is the perfect place for family evenings in or for entertaining guests. There is an adjoining store section to the cellar, which could be utilised as a wine store.



OUTSIDE

The house is approached via a pedestrian cobbled path, via a private gate. The rear garden is fully enclosed by period stone walling and is mainly laid to lawn with mature tree and flower borders. A decked seating area provides a lovely spot for al-fresco dining and there is a further raised patio area for enjoying the afternoon sunshine, with a glass of wine. A separate studio/home office is fully equipped with a kitchenette and shower room and can be used all year round, making it perfect for those who work from home, or as additional space for when guests come to stay. There is an allocated parking space with the property.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. gas central heating.
- Council tax band: D
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

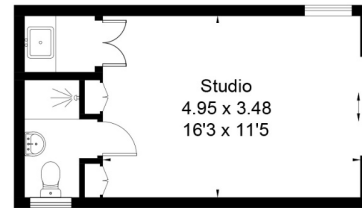
GUIDE PRICE £1,100,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

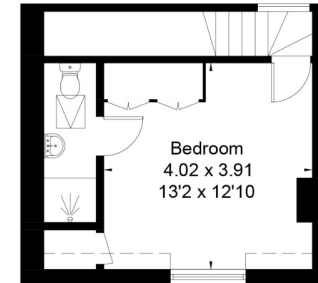




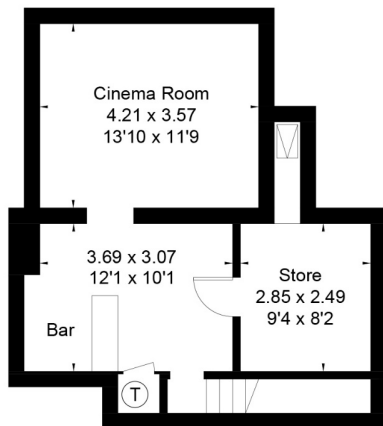
High Street Marlborough, SN8
 Approximate Area = 2075 sq ft / 192.8 sq m
 Studio / Store = 325 sq ft / 30.2 sq m
 Total = 2400 sq ft / 223 sq m



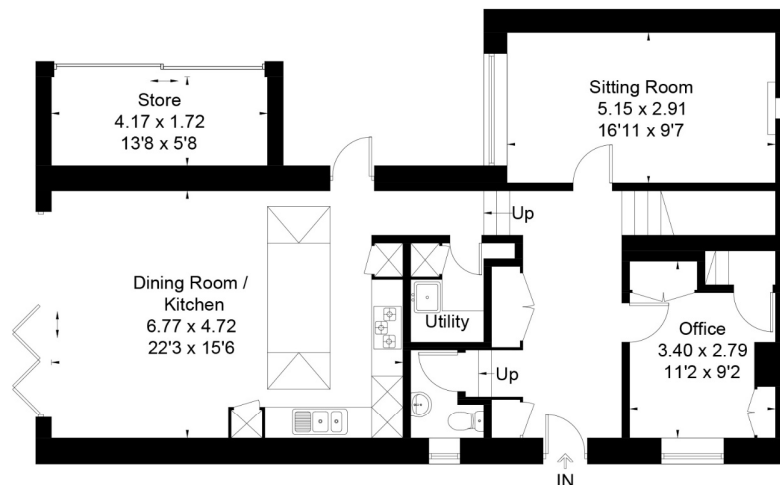
(Not Shown In Actual Location / Orientation)



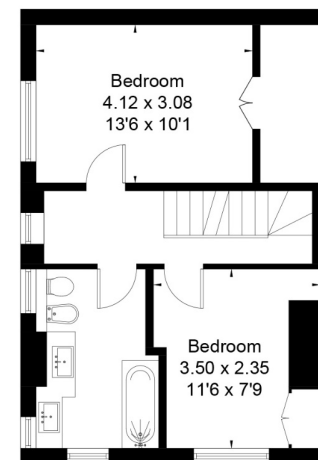
Second Floor



Lower Ground Floor



Ground Floor



First Floor



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 #70695

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

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Classification L2 - Business Data