



CHANTRY LANE,  
MARLBOROUGH

Carter Jonas

## 2 CHANTRY LANE, MARLBOROUGH, SN8 1EL

### AMENITIES

- Semi-detached
- Three bedrooms
- Two bathrooms (one ensuite)
- Eat-in Kitchen
- Spacious sitting room
- Off street parking
- West facing garden
- Town centre location

### SITUATION

2 Chantry Lane is located moments from the High Street, conveniently placed for all that Marlborough has to offer - a vibrant market town with an impressive mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, there is a twice weekly market, and the wide range of restaurants include 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 a boutique cinema on The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, hockey, rugby and running clubs in town. The town features an annual literary festival and is well placed for other towns including Bath, Hungerford, Newbury and Swindon, whilst being surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley with nearby ancient sites of Avebury and Stonehenge. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

### DESCRIPTION

Tucked away just to the north of Marlborough High Street, 2 Chantry Lane is a beautifully presented three-bedroom semi-detached house ideally located to enjoy all the town has to offer.

The property enjoys a welcoming entrance hall with doors leading through to the large reception, which in turn provides access to the garden. The spacious kitchen is a generous size, with space for a dining table. The kitchen is fully fitted with integrated appliances and a good range of units for storage. A cloakroom, accessed off the hall, completes the ground floor accommodation.

The main bedroom is to the front of the property and enjoys an ensuite shower room. There is a double room to the rear and the third bedroom (single) is currently being used as a dressing room and study. These bedrooms are served by the well-appointed family bathroom.

**A BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE, CONVENIENTLY LOCATED JUST TO THE NORTH OF MARLBOROUGH HIGH STREET.**



### OUTSIDE

The property enjoys one parking space to the front, with a side gate leading to the rear garden. The low maintenance west facing garden is accessed off the sitting room, with a gravelled area and steps leading up to a paved terrace. The terrace offers the ideal spot to sit out and enjoy the sunshine given its southerly and westerly aspects.

### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating. Under floor heating on the ground floor
- Council tax band: D - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE:** £450,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Classification L2 - Business Data

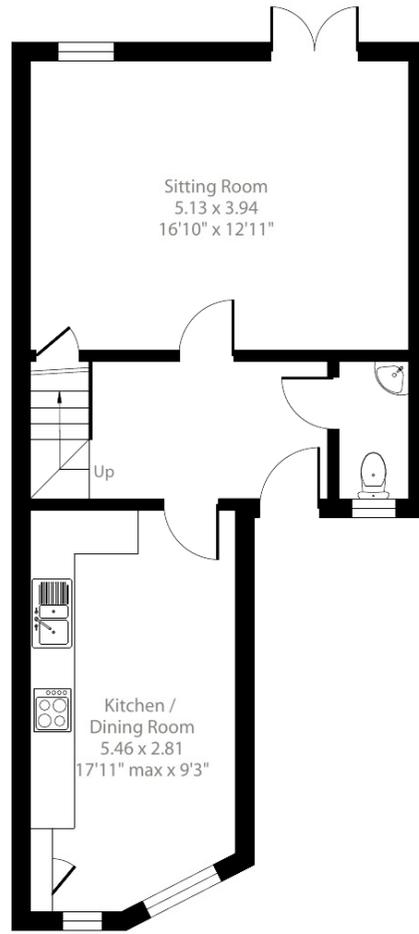
# Chantry Lane, Marlborough, SN8

Approximate Area = 961 sq ft / 89.2 sq m

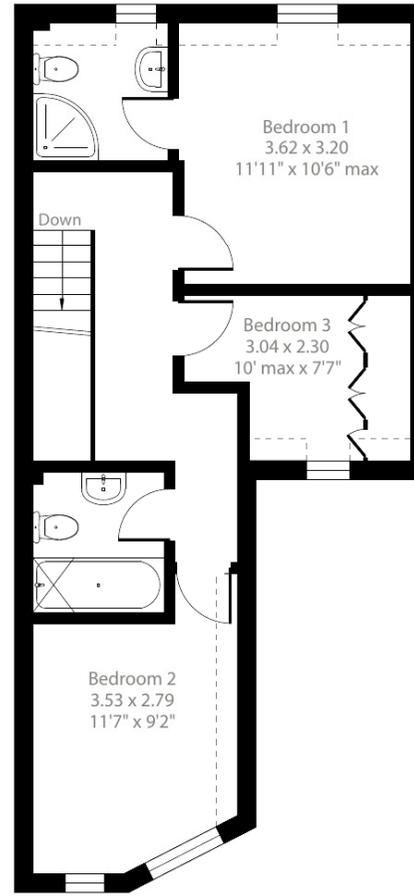
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Total = 990 sq ft / 91.8 sq m

For identification only - Not to scale



Ground Floor



First Floor

Depictes restricted  
head height

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2025. Produced for Carter Jonas. REF: 1272628

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