



ST MARTINS,  
MARLBOROUGH

Carter Jonas



# 17 ST MARTINS, MARLBOROUGH, SN8 1AR

## AMENITIES

- Grade II Listed
- Town location
- Period features
- Planning approved to extend
- Sitting room
- Kitchen
- Two bedrooms
- Garden

## SITUATION

17 St Martins is a period cottage, Grade II listed and within very easy distance of Marlborough High Street. Marlborough is a vibrant market town offering 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 a newly opened cinema at The Parade. The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. 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. Intercity (Paddington) rail and M4 connections are at both Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

17 St Martins, is a two-bedroom Grade II Listed cottage located close to the town centre of Marlborough. Full of period charm and features, including exposed timbers, an open fireplace in the sitting room and wooden flooring to the second bedroom, the cottage has been lovingly renovated by the current owner to bring the property back to its former glory.

The generously proportioned sitting room has an open fireplace with wood burning stove and has ample space for a dining table. The sitting room leads through to the kitchen, rear porch and downstairs bathroom. Upstairs are two good sized double bedrooms, again which are full of period charm.

The cottage has approved planning permission (PL/2023/04497) to extend the kitchen to create a larger kitchen/breakfast room and to also create and ensuite upstairs.

**A GRADE II LISTED PERIOD COTTAGE, FULL OF CHARM, CLOSE TO THE GREEN AND MARLBOROUGH HIGH STREET.**



## OUTSIDE

The cottage has its own private garden which has been landscaped by a professional gardener and is mainly laid to lawn and enclosed by close board fencing. There is also a brick built freestanding store.

**GUIDE PRICE:** £325,000 (Subject to Contract)

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





Classification L2 - Business Data



## 17 St. Martins

Approximate Gross Internal Area = 64.5 sq m / 694 sq ft

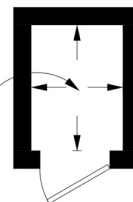
Store = 1.5 sq m / 16 sq ft

Total = 66.0 sq m / 710 sq ft

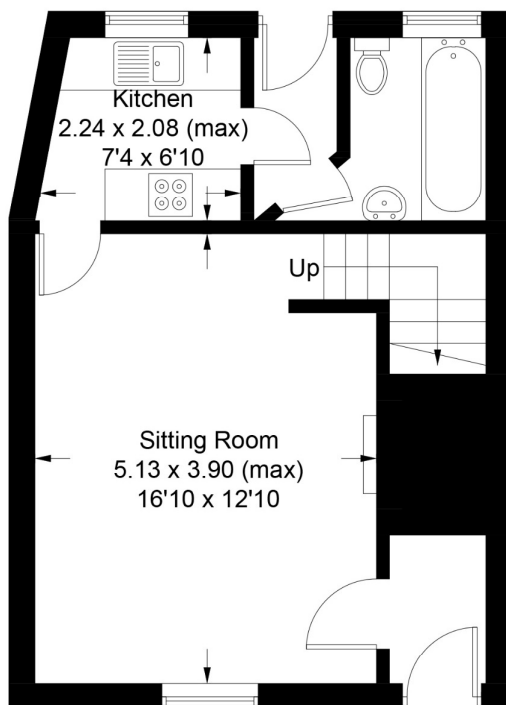


= Reduced headroom below 1.5m / 5'0

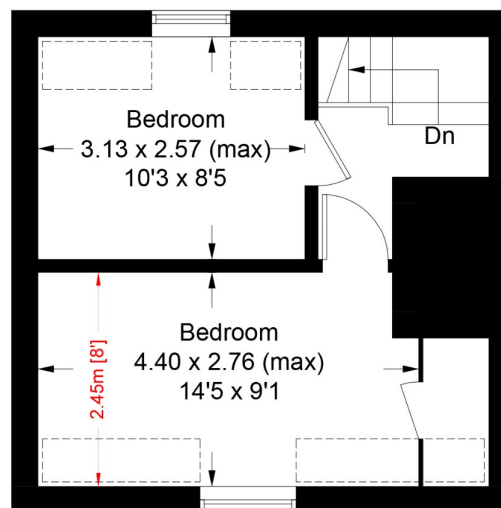
Store  
1.45 x 1.04 (max)  
4'9 x 3'5



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID840025)

### SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website

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

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