



THE GREEN,
MARLBOROUGH

Carter Jonas

GOOSE COTTAGE, 14, THE GREEN, MARLBOROUGH, SN8

AMENITIES

- 3 Double Bedrooms
- 18th Century
- Sitting Room
- Kitchen
- Recently Renovated
- Walking Distance to High Street
- Grade II Listed

SITUATION

Goose Cottage sits on the highly regarded Green of Marlborough and is moments away from the High Street. 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. There is a wide selection of national retailers including Waitrose and Tesco supermarkets, popular restaurants include: Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping discovered off the historic high street and the newly opened Parade cinema offers mainstream movies and delicious food. Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

DESCRIPTION

Goose Cottage is a Grade II listed mid terraced cottage. The property has colour washed rendered elevations relieved by sash hung windows underneath a tiled roof. The accommodation provides a combination of fine period features and a more contemporary feel.

There is a large sitting room with a gas fired woodburning stove and a recently fitted bespoke kitchen with space for a dining table. The bedrooms are arranged over 2 floors and served by a beautifully appointed shower room. On the second floor there is a principal bedroom with an ensuite bathroom and built in cupboards. There is a 'tanked' basement with radiator providing useful storage or to be used as a study or children's den.

The property is neutrally decorated throughout, has many period features, and is offered with no onward chain.

A CHARMING 3 BED COTTAGE OVERLOOKING THE GREEN WITH PLENTY OF CHARACTERFUL FEATURES THROUGHOUT.



OUTSIDE

To the rear is a pretty south facing, walled garden which enjoys a view towards Savernake Forest and over Marlborough Town.

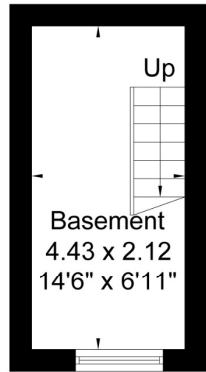
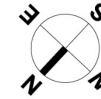
TENURE Freehold

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

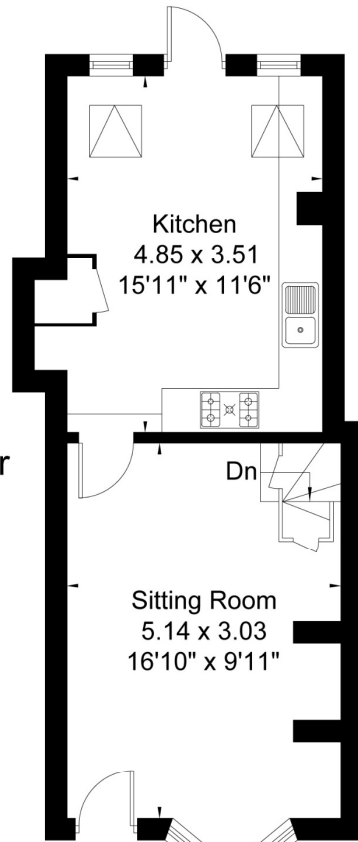
GUIDE PRICE: £500,000 (subject to contract)



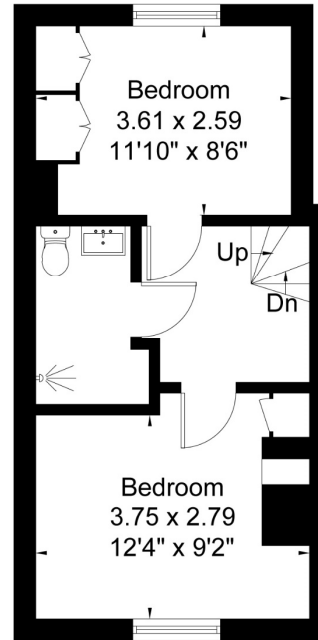
Goose Cottage, 14 The Green, Marlborough, SN8 1AL
Approximate Area = 1065 sq ft / 99.0 sq m



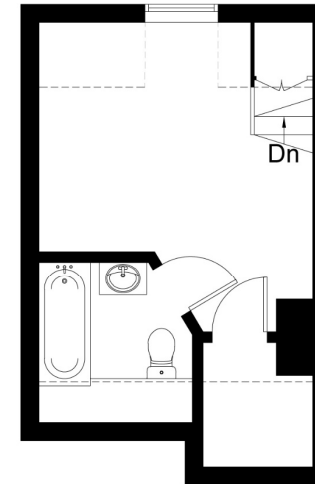
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
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Classification L2 - Business Data