



20 Wye House Gardens Barn Street, Marlborough

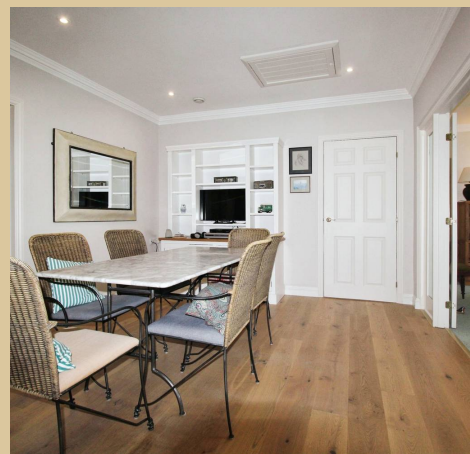
Fixed Price £600,000

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20 Wye House Gardens Barn Street

Wye House Gardens is a spacious and elegant first-floor apartment, constructed in 2002 in a brick Regency style by The English Courtyard Association. The apartment features high ceilings and large windows, and is well-presented with neutral decor throughout. The thoughtfully designed layout includes an open-plan central dining room, with all other rooms leading off from this central space. The kitchen is beautifully appointed with integrated appliances and a comprehensive array of contemporary fitted units. The south-facing sitting room is particularly notable for its generous proportions and includes an adjoining study/3rd bedroom. The apartment offers two sizeable double bedrooms, with the master bedroom featuring an ensuite bathroom and a balcony looking out to the beautifully manicured gardens. Additionally, there is a second bathroom and ample storage space throughout.

The property is set within an attractive formal garden, featuring a well-maintained lawn, trees, shrubs, and perennial plants. The garage is conveniently located in a nearby block.





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An on-site estate secretary is available to provide assistance as needed. An annual service charge covers the maintenance of buildings, window cleaning, gardening, insurance, and a personal emergency alarm system in all properties.

Cognatum Estates offers privately-owned properties that redefine retirement living. These homes allow downsizers to maintain their quality of life and comfort within a secure, supportive community, all while preserving full independence. With Cognatum Estates, you can enjoy the freedom and flexibility of home ownership without the usual responsibilities, ensuring a stress-free and enriching lifestyle.

- First Floor Apartment
- Suitable for over 55's
- Communal landscaped Gardens
- Easy walking distance of High Street
- Three bedrooms
- Single Garage

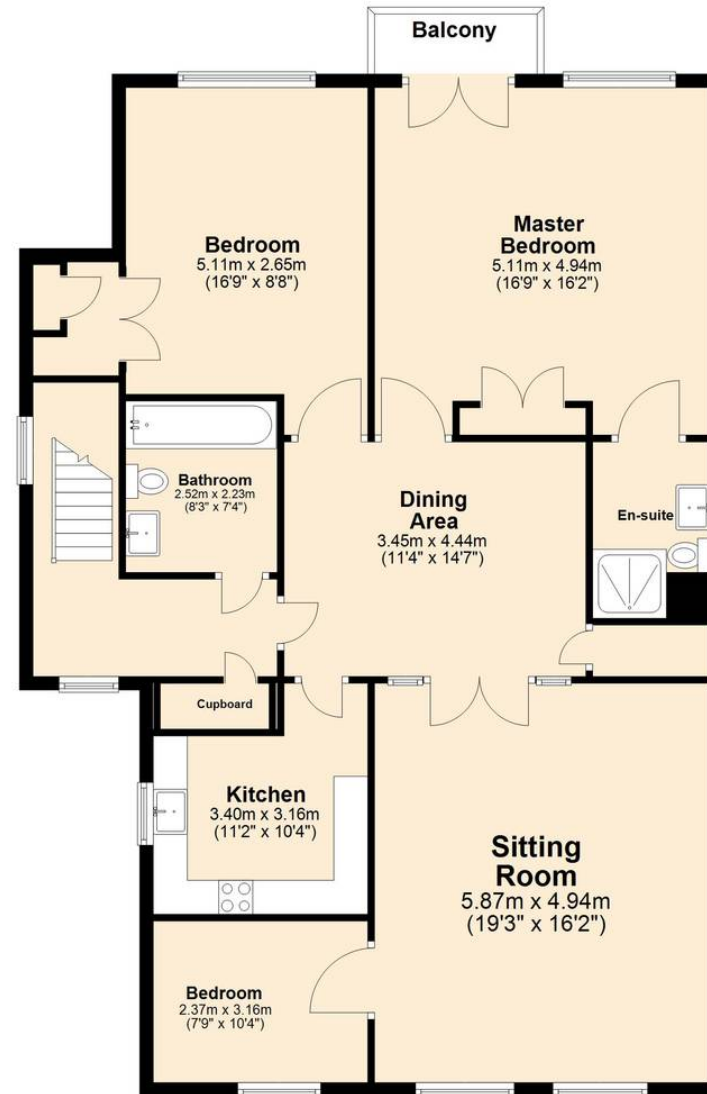
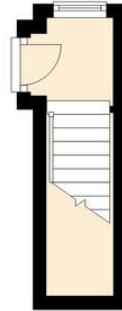


First Floor

Approx. 127.1 sq. metres (1367.9 sq. feet)

Ground Floor

Approx. 4.2 sq. metres (45.5 sq. feet)



Total area: approx. 131.3 sq. metres (1413.4 sq. feet)

Marlborough Sales

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