



**Rose Cottage Bath Road, Marlborough**  
£425,000

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## Rose Cottage Bath Road

Beautiful Grade II Listed Thatched Cottage with Landscaped Garden and Parking – Just a Short Walk from Marlborough Town Centre  
Rose Cottage is a charming restored and well presented early 19th-century Grade II Listed thatched home, combining timeless character with modern living.

Tucked behind a mature hedge and wooden fencing, the property offers a high degree of privacy and kerb appeal, with its cottage cream-painted exterior, climbing roses around the porch, and pretty landscaped gardens that truly live up to its name.

A gravel/concrete driveway provides parking for three vehicles, and there's a substantial timber-clad garage with plenty of space for a car, workshop or storage, benefitting from natural light via windows and skylights.

- Charming Grade II Listed Thatched Cottage
- Landscaped Wraparound Garden
- Spacious Timber-Clad Garage & Driveway Parking
- Three Reception Rooms with Period Features
- Modern Kitchen & Downstairs Shower Room
- Two Double Bedrooms with Scenic Outlooks



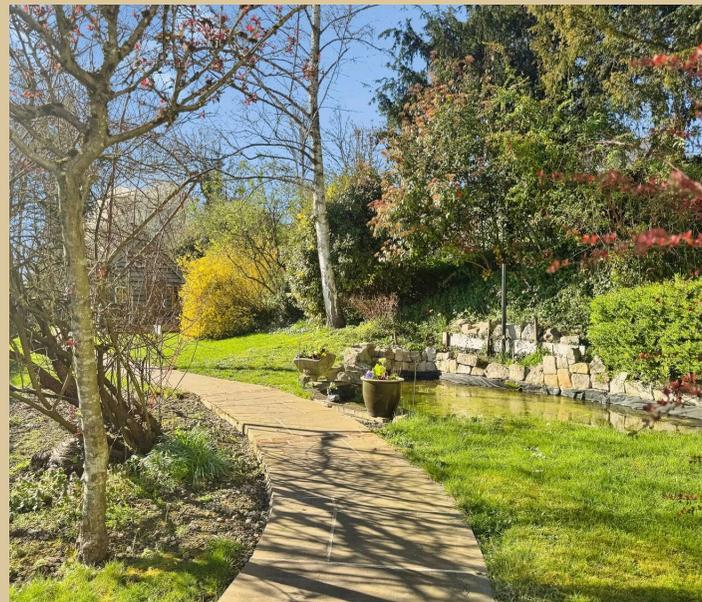
As you approach, the tiled entrance porch offers a practical space for coats and boots, with windows either side adding natural light. Inside, the cottage unfolds into three reception rooms, all with wood-effect vinyl flooring and original exposed beams. The dining room and sitting room both feature open brick fireplaces, adding warmth and character. The third reception room, part of a later extension from the early 1900s, enjoys dual-aspect windows and garden views, creating a bright and welcoming space. Useful downstairs storage is also provided.

The modern kitchen is well-equipped with integrated appliances, an induction hob, double oven/grill, and a walk-in pantry – a particularly useful addition. A window with garden views brings in natural light and offers a pleasant outlook. From the kitchen, the tiled flooring continues through to the ground floor bathroom, which is well-appointed with a walk-in shower, WC, basin, and heated towel rail.

Upstairs, both double bedrooms are carpeted and notably generous in ceiling height for a cottage. The master bedroom benefits from built-in wardrobe space and an airing cupboard, while both rooms enjoy south-facing views across the water meadows.

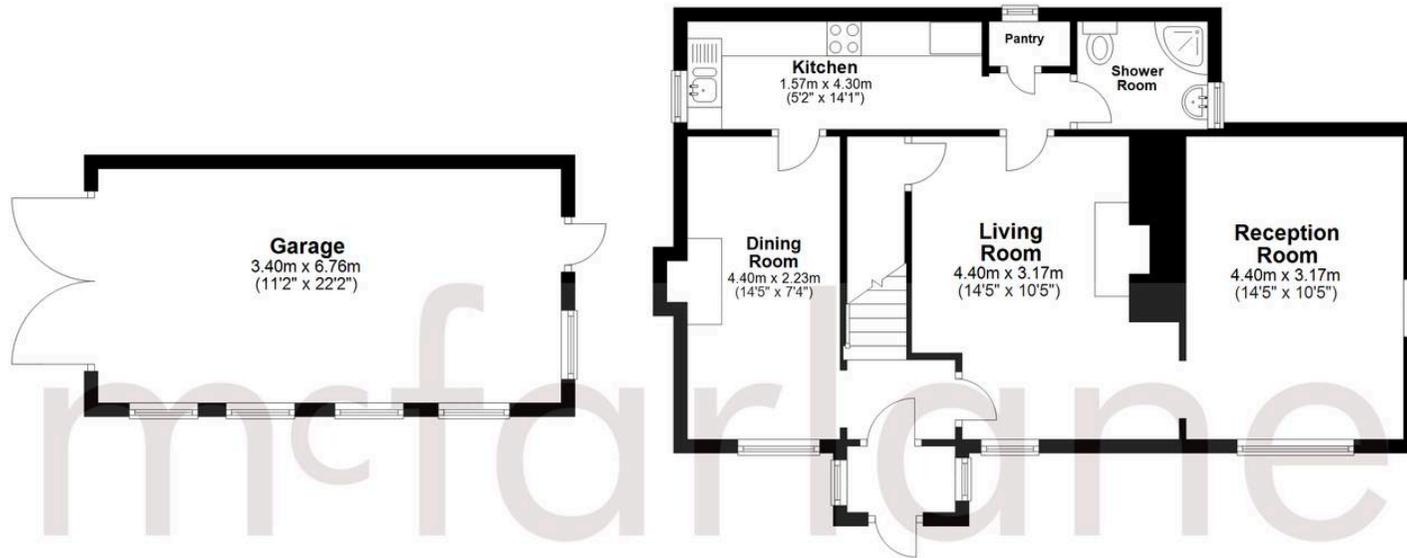
The landscaped gardens wrap around the property and are cleverly designed in a tiered level with views over the Kennet valley. There's a secluded patio area to the rear – a perfect sun trap – a lawned area with pond, a raised vegetable patch, and an array of well-established seasonal plants that ensure year-round colour and interest.

With all mains services, including gas central heating, this is an opportunity to purchase a character-filled cottage in a sought-after setting close to Marlborough's shops, cafés, schools, and amenities.



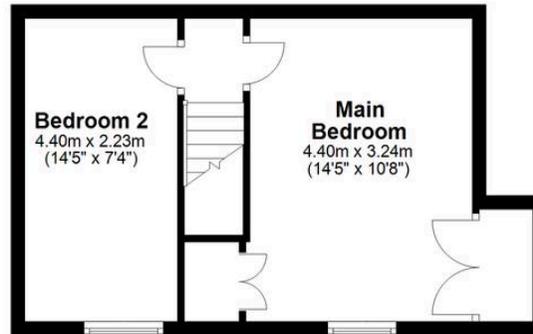
### Ground Floor

Approx. 57.8 sq. metres (622.7 sq. feet)



### First Floor

Approx. 30.2 sq. metres (324.7 sq. feet)



Total area: approx. 88.0 sq. metres (947.4 sq. feet)

## McFarlane Sales & Lettings

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