



**2 Wye House, Barn Street,
Marlborough, Wiltshire SN8 1AB**

A well presented glorious ground floor apartment (1400 sq ft) in a Listed Georgian town house with period features and high ceilings with private and communal landscaped gardens.

Location

Marlborough, a popular market town, provides an extensive range of shopping facilities including Waitrose, a twice-weekly market, a library and various restaurants and pubs including the Rick Stein restaurant. Swindon lies 11 miles to the north with Hungerford 9 miles to the east and Pewsey 6 miles to the south. Wider facilities can be easily reached at Newbury, Bath and Salisbury.

Train Stations at Great Bedwyn, Hungerford, Pewsey and Swindon offer excellent services to London Paddington with journey times of just over the hour. The M4 at junction 15 is 10 miles away and junction 14 is 14 miles away.

Wye House lies a short distance from the High Street.

Description

Wye House is a stunning Listed Georgian Town House believed to date from the end of the

eighteenth century set behind high brick walling. Divided into 6 flats for the over 55s in 2002 by Beechcroft. They have been cleverly designed to take advantage of the period features the high ceilings giving an additional feeling of space. Of particular note are the floor to ceiling picture windows with french windows opening onto the private terrace and over- looking the garden, the large kitchen with high ceilings and the superb main entrance hall.

Approached via a porch with Doric pillars is the elegant communal entrance hall which leads to the front door to the flat. The internal **Entrance Hall** is carpeted with entry phone system, a broom cupboard, an airing cupboard housing the hot water tank, a **Cloak Room** with wc, non-slip floor and hand basin. A superb formal **Drawing Room** with high ceilings with mouldings, an electric fire in a period style fireplace and steps leading up to a Dining Area over-looking the floor to ceiling windows. The **Kitchen/Breakfast Room** overlooks the gardens

and has a door onto the terrace, non-slip floor, a range of floor and wall units with granite work tops and a Belfast sink inset, electric cooker with double fan assisted oven and ceramic hob, built in shelves in alcove and display units. The freestanding dishwasher, washing machine and fridge freezer are also included. An **Inner Hall** carpeted leads to a **Double Bedroom** carpeted, built in double wardrobes with **en-suite Bathroom** non-slip floor, hand basin within marble vanity unit, wc. A **Master Bedroom** carpeted, walk in wardrobe, **en-suite Shower Room** non-slip floor, heated towel rail, shower, hand basin and wc.

Outside

There is an extensive gravelled parking area to the front with an allocated parking place. To the rear of the property is a private terrace with enough room for table and chairs and with steps leading down to the beautifully kept and well stocked communal gardens.

Services

Mains water, drainage and electricity, electric heating

Tenure

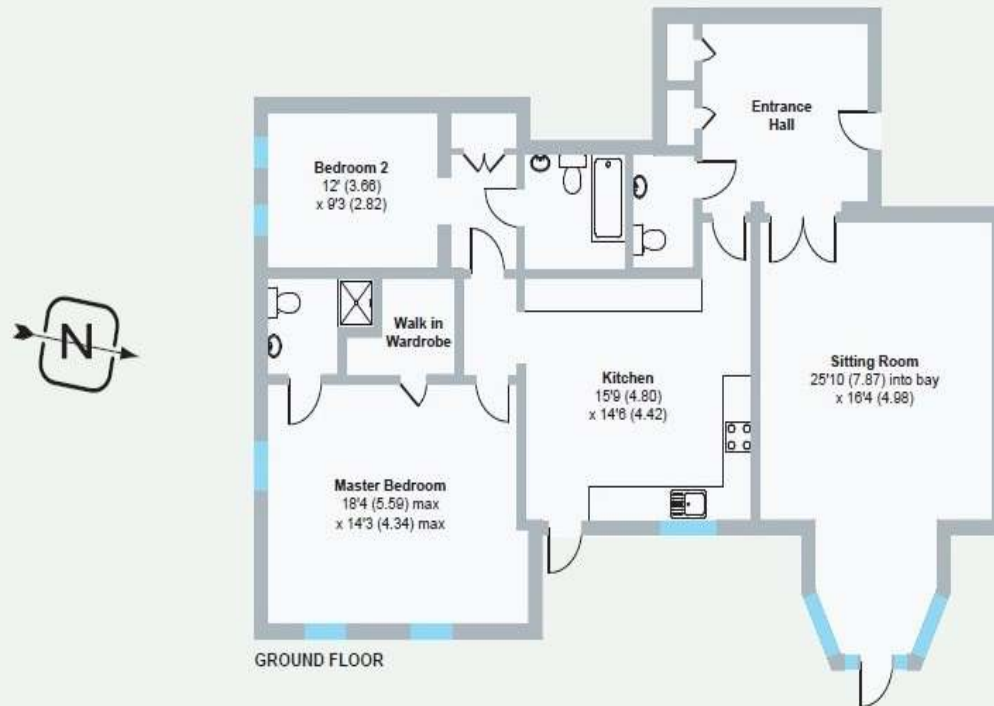
Long-leasehold - 999 years from 1984 at a peppercorn rent. Service charge is currently £1204 quarterly which covers a day time house manager, emergency call out system (each occupant has a personal alarm), external repairs and decoration, cleaning communal parts and garden maintenance.

Directions

From Junction 14 of the M4 take the A38 south to Hungerford and at the T Junction with the A4 turn right and continue east past the Bear Hotel on your left and up the hill towards Marlborough. As you approach the town continue down the hill into London Road and at the mini-roundabout turn right. At the next mini-roundabout turn right and then almost immediately on your right is the entrance to Wye House.

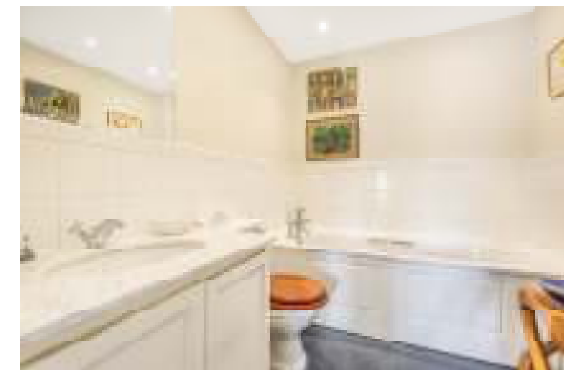


TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1401 SQ FT 130.1 SQ METRES



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