



Kennet House, London Road,
Marlborough, Wiltshire SN8 4AA



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property consultants

A SPACIOUS AND WELL-PRESENTED 18TH CENTURY GRADE II LISTED FAMILY HOUSE WITH A MATURE WALLED GARDEN WITHIN WALKING DISTANCE OF THE TOWN CENTRE

Location

Marlborough lies 11 miles to the south of Swindon, 9 miles west of Hungerford and 6 miles north of Pewsey. The popular market town of Marlborough provides an extensive range of shopping facilities, a twice-weekly market, a library and various restaurants and pubs including the recently-opened Rick Stein Restaurant. Bath, Newbury and Salisbury are all within easy reach and offer enhanced facilities. The town is surrounded by the Marlborough Downs and Savernake Forest giving plenty of opportunities for leisure activities. There is a wide range of schools locally: In the town is a new primary school and 'outstanding' St John's Academy, as well as Marlborough College. Other senior private schools, Dauntsey's and St Mary's Calne are within easy reach, as are prep schools Pinewood, St Francis and St Margaret's. There are excellent communications with the M4 at junction 15 and 14 respectively 10 miles and 14 miles; away and Stations at Swindon, Hungerford, Pewsey and Great Bedwyn offer access to London Paddington and the south-west.

Description

This attractive family house is built of brick elevations under a pitched tiled

roof to the front and a slate roof to the major part of the property and is arranged over three floors. The house is Grade II listed and the front part of the property dates back to the 18th Century with the later extension being added in the mid 19th Century. The accommodation has been renovated and redecorated to provide a high standard of accommodation including a bespoke hand made Kitchen and Master Bedroom Suite.

The front door leads to the **Entrance Hall** with wood parquet effect flooring which in turn leads to the two spacious reception rooms and kitchen. Steps down to the **Sitting Room** with solid oak floor, ornate windows and built-in gas remote-controlled fireplace with marble hearth and mantelpiece. The **Dining Room** is carpeted with a bay window and a door through to the light and spacious **Kitchen/Breakfast Room** with tiled floor, a range of bespoke units, integrated dishwasher, gas/electric Rangemaster Cooker and separate **Pantry**. The island unit comprises one and a half bowl Belfast sink, and a window seat in the bay window provides a bright space for relaxation. The **Utility Room** has floor and wall units, plumbing for a washing machine, external door to outside porch and internal door to separate **WC**.

Stairs lead to the first floor **Drawing Room**, a light and spacious room for formal living and entertaining, carpeted, a marble surround fireplace with wooden mantelpiece and there are two large ornate windows. The first floor landing leads to a **Double Bedroom** with **En-Suite Bathroom**, another **Double Bedroom** with hand basin and built in wardrobe—and a further **Double Bedroom**. There is a **Shower Room** with shower, WC and hand basin.

On the second floor is the newly designed **Master Bedroom Suite**. The en suite **Bathroom** includes shower, separate bath, WC and hand basin, and the **Dressing Room** has a range of built-in wardrobes, and an external door which leads to the Roof Terrace outside. There is an airing cupboard with a large hot water tank and shelving.

Outside

The property is approached via a gravel drive which leads to a former single Garage/Store and a Double Garage of brick elevations under a slate roof. The Garden lies beyond the garage where there is a spacious Terrace ideal for outdoor entertaining. The walled garden is laid to lawn with mature plants, shrubs and trees. To

the front of the property is a small lawned area with a dwarf magnolia and a vibrant cherry tree, and mature shrubs and flowers. The boundary wall alongside the drive and the front elevation of the property is festooned with mature clematis in spring and summer, and the road-side elevation is decorated with Virginia creeper in the autumn, providing an attractive entrance to the property through the seasons.

Services

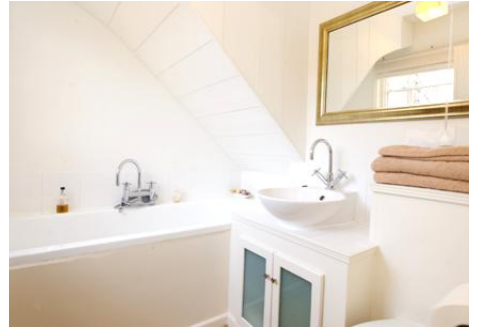
Mains water, gas, electricity and drainage. Mains gas central heating.

Local Authority

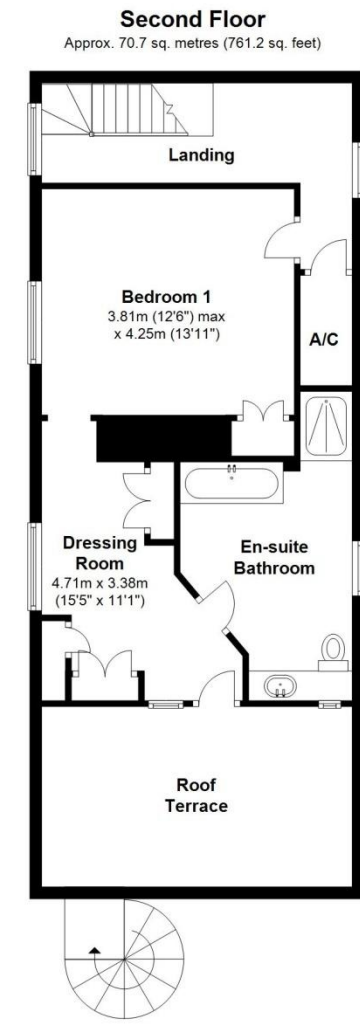
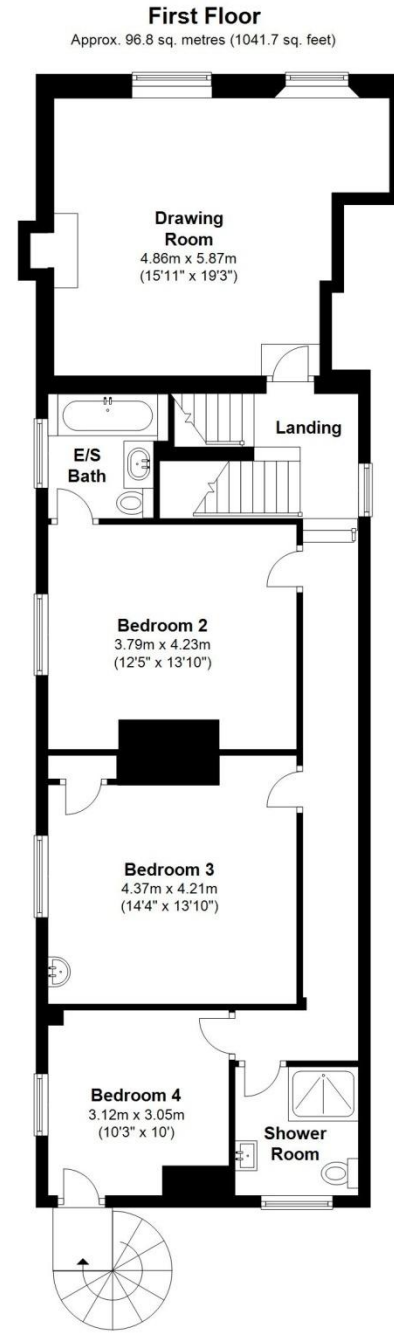
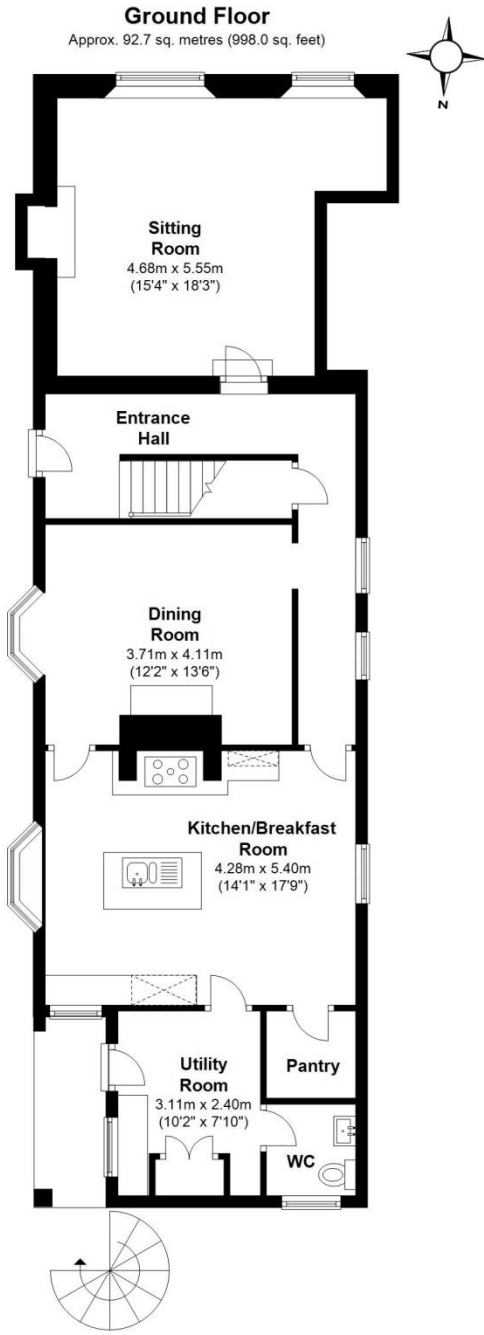
Wiltshire Council, County Hall, Trowbridge Wiltshire BA14 8JN, Tel: 01225 713000

Directions

From Marlborough High Street follow signs towards Hungerford, and on turning left at the roundabout, after the garage, you will reach London Road. Kennet House will be found on the left hand side after approx 500 yards.







Total area: approx. 260.2 sq. metres (2800.8 sq. feet)



Important Notice

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

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