



3 Wye House, Barn Street, Marlborough, Wiltshire SN8 1AB

A spacious and well presented two-bedroom, split-level apartment set in landscaped gardens just a short walk from the historic Georgian high street.

Entrance Hall

**Ground Floor
Bedroom &
Bathroom**

Sitting Room

Large Kitchen

**1st Floor Bedroom
with en-suite
Shower Room**

**Allocated Parking
Space**

**999year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant.

The Property

3 Wye House is an elegant and spacious split-level apartment converted from a Grade II listed Manor House.

The property has its own entrance, which is accessed via a flight of stone steps, and leads into a hallway with a large under-stairs storage cupboard. The well proportioned sitting room has dual aspect windows and a feature fireplace. The light and airy kitchen has a range of modern floor and wall units with a built-in De Dietrich double oven and hob and integrated dishwasher, washing machine and fridge/freezer. One of the double bedrooms is located on this floor and has built-in wardrobes. There is also a bathroom on the ground floor with a bath, basin. W.C and airing cupboard.

Up a flight of stairs is the master bedroom which also has fitted wardrobes as well as an en-suite shower room.

There is electric heating throughout the property and a partially boarded loft, accessed via a folding ladder, provides useful extra storage. An allocated parking space is located nearby.

Directions to Wye House

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 over the Kennet passing Bridge Garage on your left. Pass 'The Parade' on your left and at the mini-roundabout turn right and then almost immediately on your right is the entrance to Wye House.

999 year lease (from 1984), no ground rent and 55+ age covenant.

For viewings please call the Estate Manager on 01672 519923



Sitting Room



Sitting Room



Kitchen



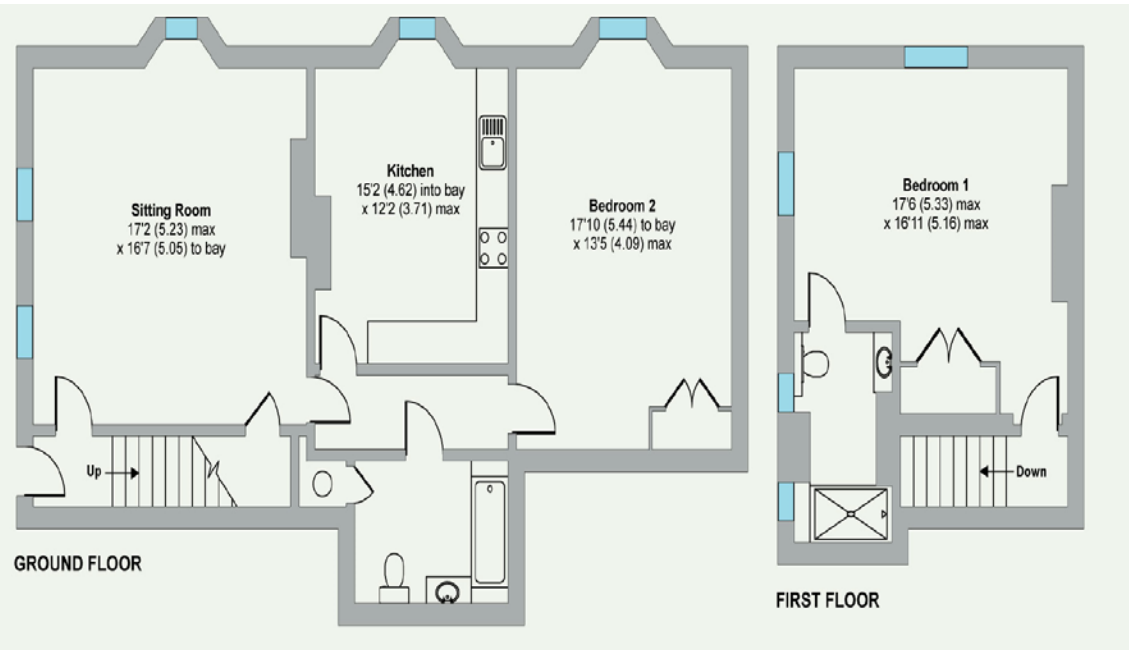
Master Bedroom and En-suite (1st Floor)



Bedroom 2 (Ground Floor)



Bathroom



Wye House

Approximate gross internals: 118.9m² / 1280ft² Condition Code: C Energy Performance Rating: F (36) Council Tax Banding: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Wye House

Behind a high wall, just 250 yards from one of the grandest high streets in England, lies Wye House, a fine 18th-Century Grade II listed property, which provides the perfect setting for a collection of luxury cottages and apartments. The original Georgian building has six elegant apartments with high ceilings and, together with the cottages, built in a Regency style, looks out over a carefully-landscaped, formal public garden.

The vibrant market town of Marlborough is a place of enormous provincial charm, known for its broad high street of timber-framed buildings and Georgian architecture, which testify to the prosperity it has enjoyed over the centuries. The town has an excellent array of shops, with high-street brands, designer boutiques and antique shops in abundance, and many excellent pubs and restaurants, including Rick Stein. There is also a twice-weekly market and a monthly farmers' market. Close by is the ancient Savernake Forest, one of the largest and oldest forests in England, which offers wonderful walks and glorious scenery. When you want to enjoy a day out in a larger town, you'll find Swindon, Chippenham, Newbury and Bath all less than one hour away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.

Services and Amenities at a glance



ESTATE
MANAGER



19 PROPERTIES
BUILT 2002



GARDENER



The Central Courtyard Gardens at Wye House



Marlborough Town Hall



Savernake Forest



Bath

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