



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

A spacious and elegant two bedroom ground floor apartment in a Grade II listed Manor House, set within landscaped gardens just 250 yards from Marlborough high street.

Entrance Hall

Cloakroom

**Sitting Room with
floor to ceiling bay
window**

Large Kitchen

**Two En-suite
Double Bedrooms**

Allocated Parking

Patio Garden

**999year Lease
(from 1984)**

No Ground Rent

55+ Age Covenant.

The Property

2 Wye House is an extremely spacious two bedroom, ground floor apartment with many period features and views over the landscaped central gardens.

From the impressive main hallway of Wye House you enter the hall of no. 2 which has storage cupboards and a door to the cloakroom. The sitting room has high ceilings and a feature fireplace with an inset electric fire. Two steps lead up to a small dining area with a full height bay window which includes a door leading out to the rear patio garden and overlooks the central courtyard gardens of the development.

The large kitchen has plenty of room for a table and chairs and features a built-in dresser unit. The cream shaker-style kitchen cupboards have granite worktops and a Belfast sink. A freestanding dishwasher, washing machine and fridge-freezer are included in the asking price. There is a large sash window, with original wooden shutters, and a part glazed door overlooking the rear garden.

An archway leads from the kitchen to a small interior hall from where you can access the two double bedrooms. The master

bedroom has an en-suite shower room and a walk-in wardrobe whilst the second bedroom has an en-suite bathroom and fitted wardrobes.

There is electric heating and a boarded loft area provides useful extra storage. The property has an allocated parking space.

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

For viewings please call the Estate Manager on 01672 519923



Sitting Room



Kitchen



Kitchen



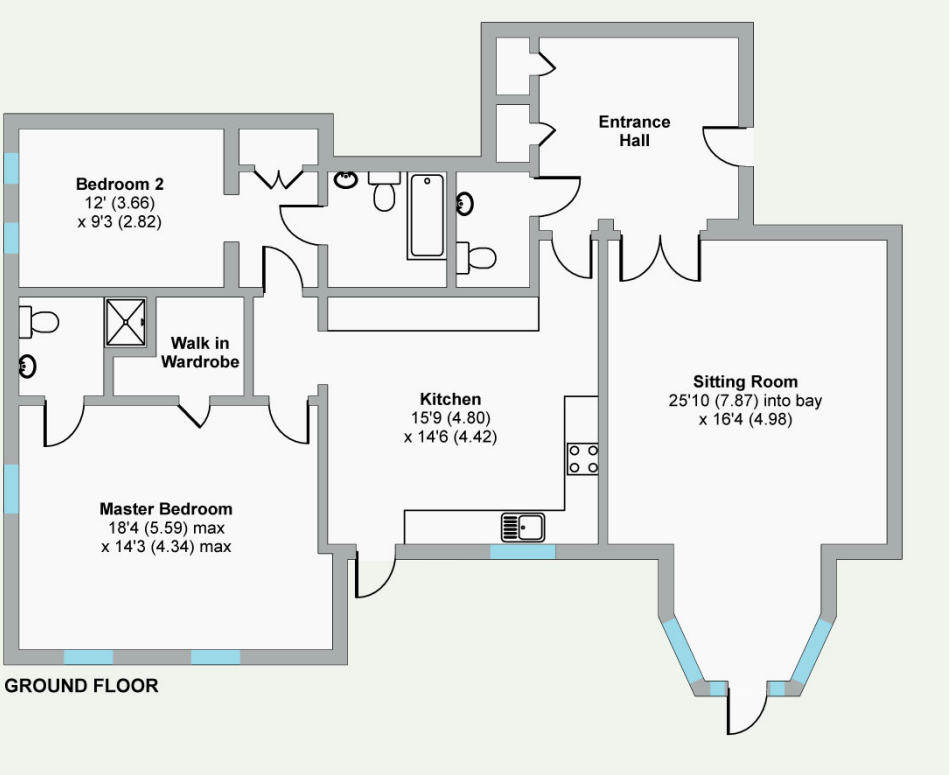
Bedroom 1



Bedroom 2



En-suite Bathroom



Rear Garden

Approximate Gross Internals: 130.1 m² / 1401 ft² Condition Code: C

Energy Performance Rating: N/A

Council Tax Band: 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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