

Immaculately presented two double bedroom cottage with conservatory overlooking landscaped gardens and situated within walking distance of local shops.

8 Wye House Gardens, Barn Street, Marlborough, Wiltshire SN8 1AB

**Cognatum**  
ESTATES 



## 8 Wye House Gardens

Entrance hall • Sitting room • Garden Room/ Conservatory  
• Dining room • Fitted kitchen • Downstairs Cloakroom/Utility  
• Study area • Two double bedrooms • Family bathroom  
• Loft storage • Patio garden • Allocated parking

**Guide Price £499,950 Leasehold**

An elegant terraced house in a prestigious location, offering light, flexible accommodation close to the centre of Marlborough. Set in an elevated position overlooking beautiful, well-maintained gardens, with distant views of Savernake Forest hills to the south.

This is a quiet corner of Marlborough. In 2001 the original Georgian Grade II listed Wye House was converted into six spacious apartments. The walled garden behind, was further developed into two well-spaced Regency-style terraces of thirteen properties, each built to a very high specification. It is a place of great charm. No 8 is situated in the upper terrace.

There are beautiful gardens and grounds with a pleached and pollarded lime avenue and herbaceous borders.

Services include an estate manager and emergency alarm service.

Marlborough has good communications with easy access to the M4 (Junction 15) and train services from Swindon (about 12 miles away), Pewsey (8 miles) and Great Bedwyn (7 miles).

- 999yr lease from 1984
- No Ground Rent
- 55+ age covenant.
- No charge for allocated parking

**For further information about this property or to arrange a viewing please contact;**

**The Estate Manager: 01672 519923 (Mon-Fri 9am-12noon)**

**Cognatum Property: 01491 821170**

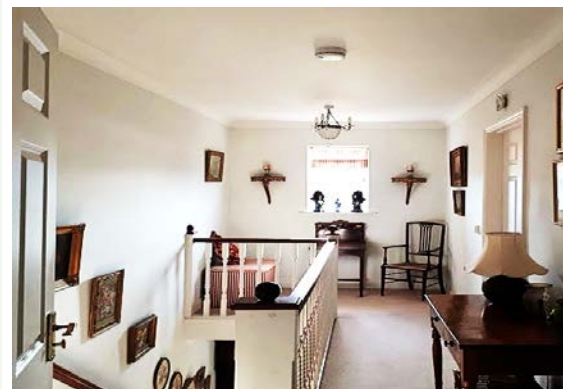
**Email: [property@cognatum.co.uk](mailto:property@cognatum.co.uk)**



*Sitting Room through to Dining Room*



*Kitchen*



*Landing / Study Area*



*Garden Room / Conservatory*



*Bedroom*



*Rear Patio*

## The Property

Entrance hall leads to sitting room fitted with painted wooden mantelpiece, electric fireplace and wall lighting. Double doors to adjoining garden room with tiled underfloor heating and lovely views to the south over the gardens. Separate double French doors open to the lavender lined terrace in front. The separate dining room with window to rear leads to kitchen fitted with a range of integrated appliances and cupboards. A part-glazed door opens onto private paved patio area. A downstairs cloakroom/utility off the hall with fitted wall and under-stair cupboards, integrated washing machine/tumble drier. A wide staircase fitted with Stannah stair lift (considered for inclusion in the sale if required) leads upstairs.

The light, galleried landing with study area at end is fitted with telephone connection, electricity points and a single window with views over the gardens to the south. Two double bedrooms both with double fitted wardrobes and the front with TV and telephone points. A family bathroom with airing cupboard and heated towel rail. A folding access ladder leads from the landing to a partly boarded loft storage area with loft light.



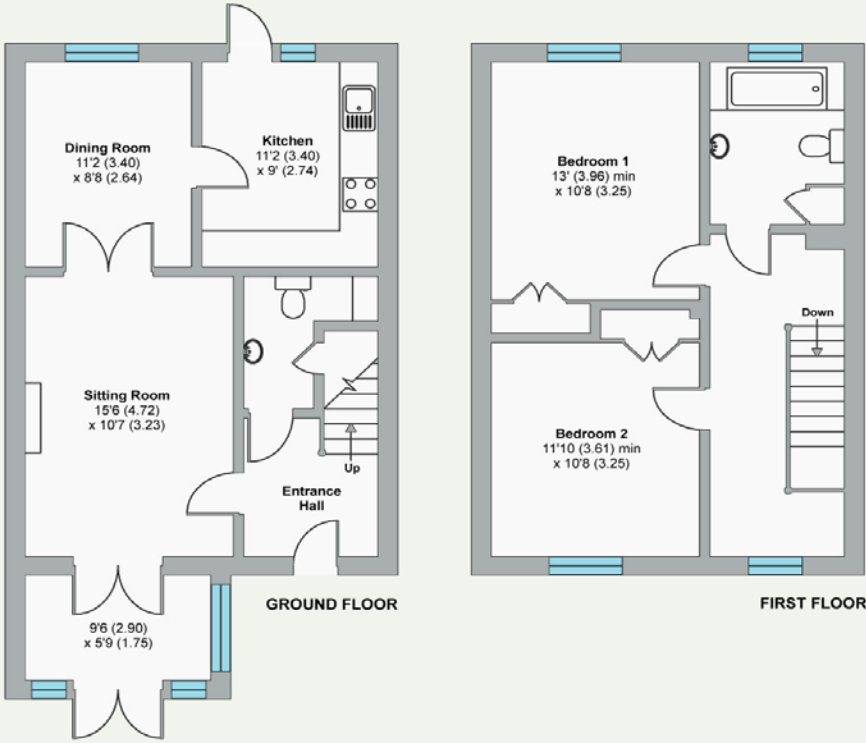
**Approximate gross internals:** 99.2m<sup>2</sup> / 1068ft<sup>2</sup> **Energy Performance Rating:** F  
**Condition Code:** C **Council Tax Band:** F

There is double-glazing and ceiling heating throughout the property; underfloor heating downstairs and Villavent air-circulation system throughout.

Allocated parking for No 8 and visitor parking is set out on large gravel drive in front of Wye House.

## Directions to Wye House

From Junction 15 of the M4 take the A346 to Marlborough. As you approach the town, continue down the hill past The Green. Immediately before the mini-roundabout turn left into the grounds of Wye House and park in one of the spaces allocated for visitors.



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

Wye House is a fine 18<sup>th</sup> century Grade II listed property and is the centrepiece of this secluded estate just 250 yards from one of the grandest high streets in England. The Georgian exterior has been restored and the interior reconstructed to make six elegant and spacious apartments. Thirteen cottages and apartments were built in the grounds and overlook a landscaped formal public garden.

## Services

Cognatum Estates maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system and an estate manager who is available to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.

## Location

Marlborough's spectacular long, wide and largely Georgian, High Street is just 250 yards away. The town has an excellent range of shops - famous brands as well as beautiful specialist shops and designer boutiques. There is a monthly farmers' market and a number of restaurants and pubs. Doctors' and dentists' surgeries are ten minutes walk from the estate. The town has a leisure centre with a swimming pool and a golf course.

## Further afield

Wye House is set in an Area of Outstanding Natural Beauty. The nearby Savernake Forest is one of the most ancient in England and has 4500 acres of parkland and forest to explore.

The M4 is approximately eight miles away. Regular trains to London (Paddington) take about 80 minutes from Bedwyn Station (5 miles). Bristol Airport is 58 miles away and Heathrow 70 miles away.



*The Central Courtyard at Wye House*



Town Hall



High Street



Market

**[www.cognatum.co.uk](http://www.cognatum.co.uk)**

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The English Courtyard Association and The Beechcroft Trust -  
synonymous with the very best in retirement housing since the 1980s

