



The Entrance to Wye House

## 5 Wye House, Barn Street, Marlborough, Wiltshire SN8 1AB

A three bedroom, duplex, first floor apartment overlooking landscaped gardens and just 250 yards from the historic Georgian high street.



**Guide Price**  
**£595,000** (Leasehold)

## 5 Wye House

**Large shared entrance hall & stairs • cloakroom • kitchen / breakfast room • sitting / dining room**  
**• master bedroom with en-suite bathroom • bedroom 2 with en-suite shower room • 3<sup>rd</sup> bedroom / study**  
**• allocated parking space**

### The Property

No 5 Wye House is a superb first and second floor duplex apartment which is accessed via the grand central hall and staircase of Wye House.

On entering the property itself you will find a hallway and cloakroom. The master bedroom is on this level and has an en-suite bathroom and fitted wardrobes. The spacious sitting / dining room has dual aspect views and a feature fireplace with an inset, electric, coal effect fire. The kitchen / breakfast room has a range of cream coloured units with granite worktops and a freestanding electric range cooker.

On the second floor is a double bedroom with an en-suite shower room and fitted cupboards and a third bedroom which is currently used as a study. The property has an allocated parking space and landscaped communal gardens.

### 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 01672 519923**



Sitting / Dining Room



Sitting / Dining Room



Kitchen



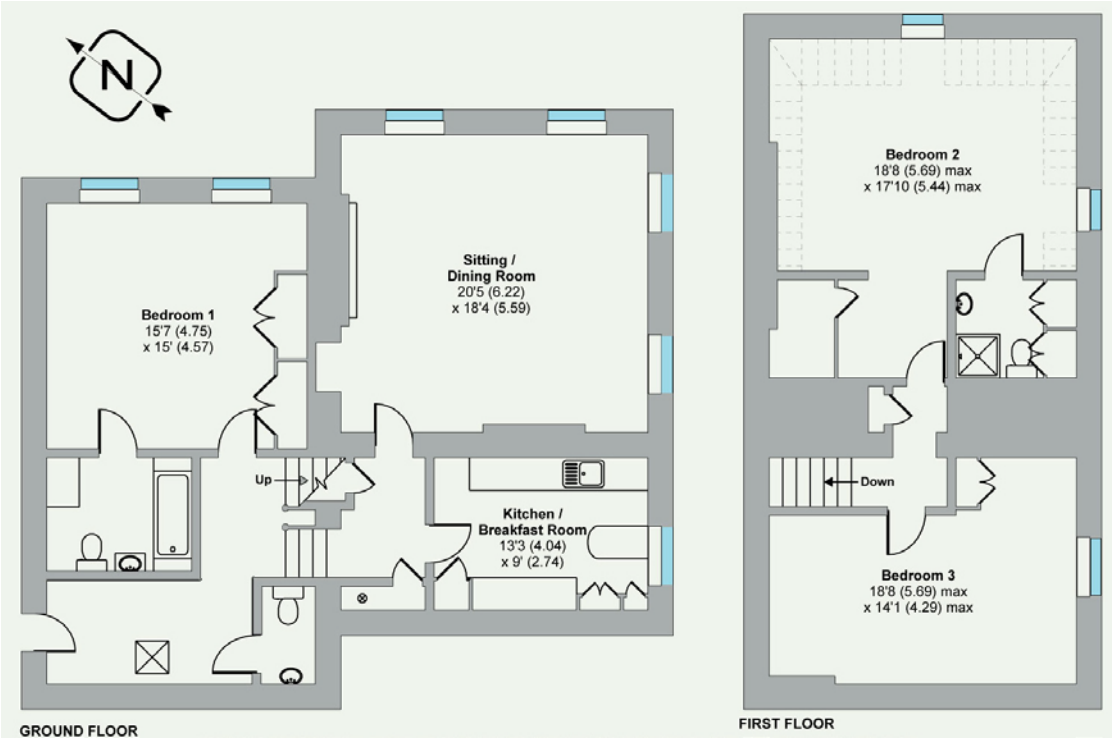
Bedroom 1



View from the Apartment



Rear of Wye House (no. 5 on the left)



The Central Courtyard Gardens

**Approximate gross internals: 161m<sup>2</sup> / 1734ft<sup>2</sup>**    **Condition Code: D**  
**Energy Performance Rating: E**    **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

Cognatum Property Limited, Pipe House,  
Lupton Road, Wallingford, Oxfordshire OX10 9BS

T: 01491 821170

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

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

Cognatum  
PROPERTY  
RETIRE IN STYLE