

INIGO



High Street

MARLBOROUGH, WILTSHIRE

£550,000 FREEHOLD

Built at the turn of the 19th century, this handsome Grade II-listed, two-bedroom townhouse is in the historic town centre of Marlborough, Wiltshire. Characterised by harmonious proportions, it was thoroughly renovated by its current owners in a manner sympathetic to its Georgian bones. Living accommodation spans over 1,160 sq ft, set across three overground storeys and a versatile lower ground floor.

Setting the Scene

Built at the turn of the 19th century, the house is set along Marlborough's distinctive high street, opposite St Peter's Church. With a twice-weekly market and an array of characterful period buildings housing independent businesses, Marlborough has been voted one of the best places to shop in England.

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The house was the subject of a substantial renovation by the current owners, who brought the interiors up to date with a sympathetic colour palette and high-quality materials. Original period features like expansive bay windows and fireplaces have been complemented by a new kitchen and new bathrooms. Practical integrated storage is found across all floors. Further enhancements include newly-installed carpets as well as new electrics, plumbing and insulation.

The Grand Tour

The house's red-brick façade cuts a distinguished profile. Rising gracefully across three storeys, the building is anchored by a canted shopfront window, picked out in 'Railings' by Farrow and Ball. Another large, canted bay rests on the first floor, topped with a traditional sash window on the second and a pitched tiled roof above.



Entry is to the hallway at street level, where a door on the left leads to a welcoming kitchen and dining room, running vertically across the plan. Here, the walls are painted in delicate tones and the floorboards are oak. Wonderful new shaker units with reclaimed iroko worktops and a Belfast sink. Integrated appliances include a fridge/freezer, dishwasher, multifunction oven and induction hob. A fitted larder provides additional storage space.

At the front, the dining area is framed by an expansive bay with a window seat and an elegant cast-iron fireplace with a timber surround. The kitchen opens to an internal hallway with access to a shower room and a small utility area for appliances.

Behind a door in the kitchen is a staircase to the upper floors. The first-storey landing leads to a dressing room with fitted wardrobes and also provides access to an airy sitting room with a refined palette and soft carpeted floors. A large bay window bathes the space in light and captures views of the surrounding architecture. On one side, a cast-iron fireplace provides a striking focal point.

Privately tucked away on the top floor, the principal bedroom adopts the same soft scheme as the rest of the house. An east-facing sash window draws in soft morning light. The room has an en suite bathroom, with timber wall panelling, black-and-white chequerboard tiled floors, and traditional fittings.

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The second bedroom is on the lower ground floor and is accessed via the hallway. This is a generous space, with convenient built-in storage.

Out and About

Marlborough is a historic market town and the site of Merlin's Mound, one of the largest Neolithic mounds in Europe, and rumoured to be the burial place of the legendary Merlin. The town also has one of the widest streets in England, created in the wake of the Great Fire of Marlborough in 1653.

Today, it is a thriving market town with a convenient range of shops, including a Waitrose. There are several places to dine in the town: an outpost of Rick Stein's seafood restaurants brings the Cornish coast to Wiltshire, while La Bobina serves delicious tapas alongside an exceptional selection of sherries.

The town is also renowned for its annual literature festival, as well as its close proximity to nature. Savernake Forest, less than a 10-minute drive from the house, is filled with bluebells in the late spring. The town lies within the North Wessex Downs and is a short drive from the Cranborne Chase National Landscape and The New Forest; as a result, the opportunities for exploration in nature are near endless.

Beyond the town is a landscape that has remained largely unchanged; its gentle undulations have captured the imaginations of artists and writers over the centuries. Its past can be felt at several National Trust properties close to the house (including Lacock); for historians of a more ancient persuasion, the Avebury Ring and Stonehenge are an 11- and 40-minute drive from the house.

Malmesbury, Frome, Salisbury, Oxford, Bath and Bristol are all within an hour's drive of the house; there are also plenty of pretty villages nearby.

There are plenty of schooling options nearby, including the privately run Marlborough College on the outskirts of the town. St John's Academy is also nearby and is well-regarded.

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The easiest routes to London are via Swindon or Pewsey, which have direct rail services to Paddington with a journey time of around an hour. Pewsey is a 15-minute drive from the house, whereas Swindon rail station is half an hour by car. The M4 provides excellent access to West London in one direction, and Bristol and Bath in the other.

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.