



# neate house is a delightful period town house, tucked away in marlborough, wiltshire.

Set on 3 floors with an additional fabulous basement space, the main part of the house is a traditional build with a contemporary kitchen and dining annexe. There is also a lovely walled garden with a separate home office space, providing great storage.

The Kitchen and dining area is large and light with roof windows and a contemporary feel.

There are 2 reception rooms on the ground floor, with 2 bedrooms and a lovely bathroom on the first floor leading to an enchanting "under the eaves" bedroom and bathroom on the top floor.

The basement space has been developed to provide a fabulous bar and separate TV area... a great party space!





# more information

### parking

There is parking for up to two cars at the rear of the property.

## pets on site

A cat and a dog.

#### taxis

# Marlborough Taxis

01672 512 786

#### Arrow Private Hire

01672 512 786

### closest train stations

#### Great Bedwyn

12 minutes drive

#### Pewsey

13 minutes drive

# local recommendations

#### accommodation

The owners have a two bedroom cottage in Marlborough for Shoot & Stay.

#### The Marlborough

90 High Street, Marlborough, Wiltshire, SN8 1HF 01672 515 011

#### The Kingsbury at No.8

No.8, Kingsbury Street, Marlborough, SN8 1HU 07774 960 970

#### local florist

#### Hedge Rose

6 London Road, Marlborough, SN8 1PH 01672 514 718

#### Sarah Styles

2 Bridge Street, Hungerford, RG17 0EH 01488 680 980

#### food deliveries & caterers

#### Catering By Charlotte Anne

07828 011 914

#### Sue Brady

Unit 9, Hertford Court, Marlborough Business Park Wiltshire, SN8 4AW 01672 519 200

# local food shops

#### Waitrose

17 High Street, Marlborough, SN8 1AA 01672 513 337

#### Cobbs Farmshop

A4, Hungerford, RG17 0SP 01488 686 770



# local recommendations

#### restaurants

### The Kingsbury at No.8

No.8, Kingsbury Street, Marlborough, SN8 1HU 07774 960 970

#### Rick Stein

Lloran House, 42a High Street, Marlborough, SN8 1HQ 01841 532 700

Lots of other options in the town.

