



1 Town Mill

Marlborough, Wiltshire SN8 1NS



Osprey's Town Mill Estate proudly presents this two bedroomed cottage in a prime location with an exclusive aspect over the river and fields. Quietly overlooking the Kennet chalk stream, where the leafy tree bordered mill pond babbles softly up to the meadow's banks, this property is frequently declared the most outstandingly located on the island!

It is part of a purpose-built development of thirty homes in a pretty part of Marlborough, elegantly designed for the independence of residents aged over 55.

With a convenient parking space at the front, the property boasts being only a short walk from the town centre, and yet secluded and private in idyllic surroundings, close to riverside walks.

Marlborough offers a good choice of shops including Waitrose, a twice weekly market, a wide range of amenities, cinema, numerous restaurants, and good transport links to nearby towns.



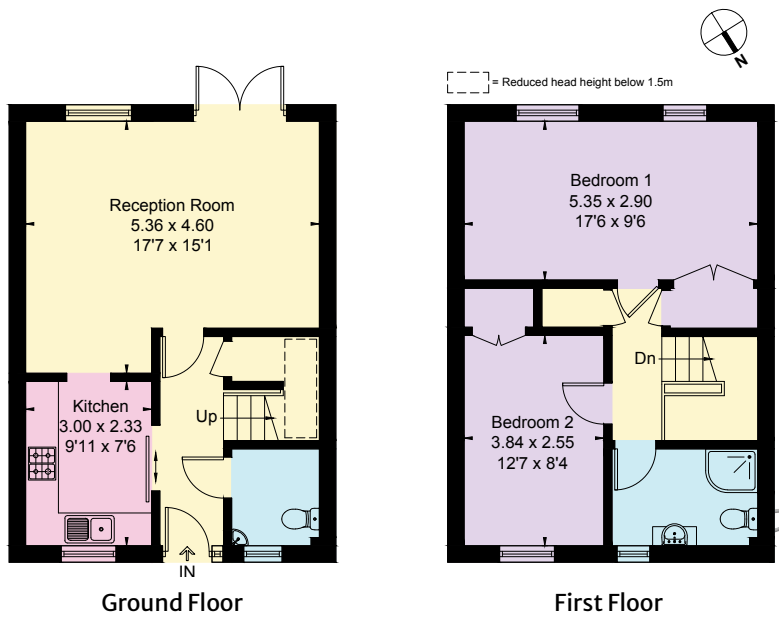


Town Mill has a resident Estate Manager, 24-hour Careline system and a communal building with residents' lounge, laundry, and guest suites.

Accommodation and features:

- Wooden front door with glazed side inserts leading to Entrance Hall
- with stairs on right hand side rising to first floor
- Cloak Room with low level WC and wash hand basin
- Under stairs cupboard with ample storage
- Fitted kitchen with wall mounted units
- Archway to:
 - Sitting room with double door to southwest facing patio and picturesque river view. Ample power points, TV aerial point and BT point. This room is open plan incorporating the dining room
- First floor landing, airing cupboard with shelving
- Bedroom 1. Good size bedroom with window overlooking the mill pond and meadow. Fitted wardrobes, power points, TV aerial socket and BT socket
- Bedroom 2. Good sized room able to accommodate twin beds or a double bed. Fitted wardrobe
- Bathroom with shower, WC and vanity unit
- Combi gas boiler providing hot water and central heating
- Parking for one car
- Freehold





Approximate gross internal area:
82.6 sq m / 889 sq ft

Local Authority:
Wiltshire County Council and Marlborough Town Council (Band E)

Energy Performance Rating: **C**

Price
£450,000

For viewings, please contact the Estate Manager:

Ms Hilary Barrett / Email: townmill@ospreymc.co.uk / Telephone: 01672 515621 / Website: www.ospreymc.co.uk

These particulars are for general information only and do not constitute any part of an offer or a contract. All statements contained herein are made without responsibility on the part of Osprey or the Vendors or Lessors and are not to be relied on as a statement or representation of fact. Intending purchasers or lessors must satisfy themselves or otherwise as to the correctness of each of the statements contained in these particulars. Osprey has not tested any of the appliances in this property.