31 Town Mill

Marlborough, Wiltshire SN8 1NS

KCR
RESIDENTIAL REIT PLC

Osprey
Retirement Living

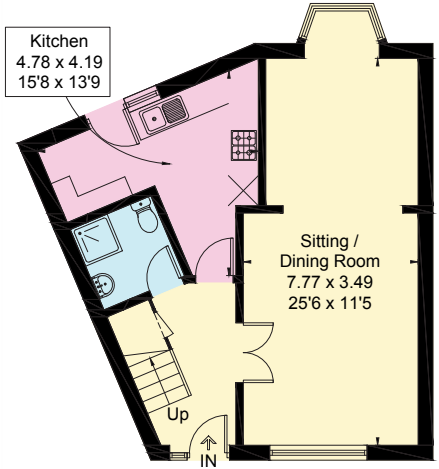
31 Town Mill is a charming cottage situated on Osprey's thoughtfully designed retirement island, offering an ideal blend of independent living with the support and community atmosphere of a retirement village. The living area is bright and welcoming with plenty of space and the patio doors lead to an outside seating area overlooking the River Kennet. The kitchen is equipped with all the usual appliances and has ample storage, perfect for ease of meal preparation and entertaining there or in the adjacent dining area.

The light and airy bedrooms serve as peaceful retreats, complemented by an additional room for hobbies or a small office. The cottage maintains its rural charm with classic fittings and fixtures, allowing residents to enjoy modern living without losing its quaint appeal.

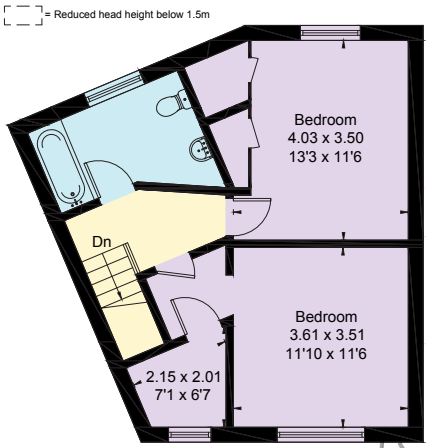
Nestled on an island in the River Kennet, a rare and celebrated chalk stream, which is well known for the considerable efforts it attracts to its conservation and for its stunning landscapes, Town Mill celebrates a commitment to preserving local habitat and wildlife with its copse and so-called wild island. It is located in the heart of rural Marlborough, vibrant with cultural events and community gatherings, providing residents with opportunities to engage in a lively social scene through local festivals celebrating crafts and produce.

For nature lovers, the surrounding Wiltshire countryside offers scenic hikes, walking and cycling paths, and picnic spots, with the banks of the River Kennet ideal for leisurely strolls or quiet reflection.

In summary, 31 Town Mill is a thoughtfully designed cottage combining private tranquillity with community spirit, making it a perfect choice for peaceful retirement or a refreshing change. With its beautiful surroundings, vibrant culture, and inviting atmosphere, it is truly a place to find both relaxation and engagement. Embrace the opportunity to join this remarkable community and enjoy life on the River Kennet.



Ground Floor



First Floor

Approximate gross internal area:
96.9 sq m / 1,043 sq ft

Freehold

Local Authority:

Wiltshire County Council and Marlborough Town Council

Energy Performance Rating: **C-72**

Council Tax: **Band E**

Guide Price £400,000

For viewings, please contact the Estate Manager:

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

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