



27 Town Mill

Marlborough, Wiltshire SN8 1NS



27 Town Mill is a thoughtfully designed cottage with two bedrooms in a lovely position on a private retirement island estate on the River Kennett. The property blends individuality with a strong sense of community. Located in the heart of the popular market town of Marlborough, this is a carefully designed solution to independent, modern retirement living. The stunning surroundings, with a much revered and rare chalk stream and rural landscapes, offer a unique opportunity for peaceful retirement or a refreshing life change.

Moments away from this welcoming community in one direction are local restaurants and shops, cinema and historic buildings, where you are always welcome to enjoy your free time. While in another direction, but equally as close, are winding river walks, where otters play and birds sing. Just sitting at your living room window or private balcony, watching wildlife and nature, with the bustling town centre of atmospheric Marlborough only a short walk away, must be the most natural and comfortable place to be.





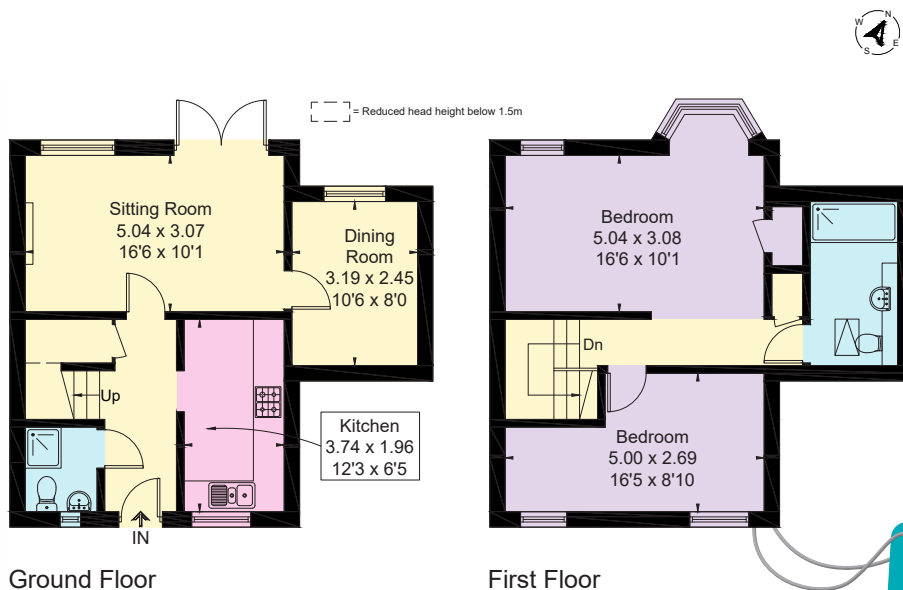
Marlborough is an intriguing combination of historic buildings and attractive shops. Rated highly in the Harper Dennis Hobbs vitality rankings, it boasts one of the country's widest high streets, where the twice weekly market meets and where the local Waitrose can be reached in a few moments. Also close by are good local transport links, exclusive restaurants and extensive amenities.

Town Mill offers a live-in estate manager and each property has a 24hr emergency support system. Communal facilities include 2 guest suites, residents' lounge, laundry and therapy room.

Accommodation and features:

- Secure wooden door with glazed insert
- Entrance hall with stairs rising to the first floor
- Cloak room with WC, wash hand basin and shower
- Understairs cupboard with ample storage space
- Sitting room with double door to balcony and river view. Ample power points
- Fitted kitchen, wall mounted units, gas boiler and washing machine
- First floor landing with airing cupboard
- Bedroom 1 with windows overlooking the town, fitted wardrobes and power points
- Very modern bathroom with walk in shower, WC, and wash hand basin
- Bedroom 2 with fitted wardrobes, overlooking Town Mill grounds
- Allocated private parking space
- Freehold
- Council Tax Band E





Approximate gross internal area:
88.1 sq m / 948 sq ft

Freehold

Local Authority:

**Wiltshire County Council and
Marlborough Town Council**

Energy Performance Rating: **C**

Council Tax: **Band E**

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.