



**HYDE LANE,  
MARLBOROUGH**

**Carter Jonas**

# SUN COTTAGE, HYDE LANE, MARLBOROUGH, WILTSHIRE, SN8 1JP

## KEY FEATURES

- 0.4 miles from Marlborough High Street
- Close to amenities
- Six bedrooms
- Three bathrooms
- Impressive kitchen / dining room
- Sitting room
- Garden room
- Playroom
- Study
- Utility room
- Private garden
- Driveway parking and Double garage
- Peaceful location

**A SUBSTANTIAL SIX BEDROOM FAMILY HOUSE IDEALLY LOCATED CLOSE TO BOTH MARLBOROUGH HIGH STREET AND THE COMMON.**



## SITUATION

Sun Cottage is situated on Hyde Lane, a prime road to the north of Marlborough High Street. Marlborough is a vibrant market town and offers a mix of major retailers, independent boutiques, coffee and tea shops. Retailers include Waitrose and Tesco supermarkets, popular restaurants include: Franklyn's Bistro, Dan's, Pino's and Ask. Hillier's Yard and Hughenden Yard offer further boutique shopping off the historic high street and the independent Parade Cinema which shows a wide range of films and live theatre.

The leisure centre is located close to the centre of town and Marlborough Golf Club offers an excellent round of golf in a stunning setting. Further sporting facilities and clubs include tennis, cricket, running, rugby and hockey. The town features regular live music events and an annual literature festival. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are many other well-regarded schools in the area including Pinewood, St Francis, Dauntsey's, St Margaret's and St Mary's Calne.

Situated on a historic trade route, Marlborough is very well placed for other towns including Swindon, Hungerford and Newbury and the cities of Bath and Salisbury. The surrounding area is dominated by the ancient Savernake Forest and stunning Marlborough Downs which run between the Pewsey Vale and Kennet Valley. Rail links to London Paddington are from Pewsey, Great Bedwyn, Swindon and Hungerford.

## DESCRIPTION

Located on one of Marlborough's most sought after roads, Sun Cottage is a substantial and impressive, detached family house. The house enjoys the best of both worlds, being within walking distance to the High Street and also the Common / surrounding countryside.

The property has a lovely flow throughout with good ceiling height and at over 3700 square feet, the generously proportioned reception rooms offer wonderfully flexible family living accommodation. The well-appointed Smallbone kitchen has an AGA and a wonderful array of fitted units, offering the perfect space to entertain or enjoy family meals. Double doors lead through to the impressive garden room, offering another excellent reception space with a great snug area around the wood burning stove.

There is a spacious L-shaped sitting room enjoys a charming fireplace with wooden surround, large windows overlooking the garden, and direct access to the outdoors. Across the hallway, a dedicated playroom offers the perfect space for family fun and creativity. The ground floor accommodation is completed by the study, utility room, and downstairs cloakroom.

The principal bedroom enjoys south-westerly views over the private gardens and benefits from an adjoining ensuite bathroom with underfloor heating. A guest bedroom features a dressing room and Juliet balcony, complemented by four additional bedrooms, a shower room, and a family bathroom with a separate shower. A staircase leads to a spacious loft room with easy access and offering very handy storage space.

## OUTSIDE

To the front, there is generous driveway parking for multiple vehicles, in addition to the substantial double garage with an electric door. To the rear of the garage is a versatile workshop with access through the garden beyond.

The beautifully landscaped, mature gardens offer exceptional privacy and gracefully wrap around the property, creating a tranquil setting. Predominantly laid to lawn, they are interspersed with an impressive array of established trees and shrubs, providing year-round colour and interest. A large terrace, accessed off the garden room, offers the ideal spot to relax and enjoy the south-westerly aspect. c0.48 acres in all.





Classification L2 - Business Data

## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. gas fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

**GUIDE PRICE** "Offers over" £1,700,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



Approximate Floor Area = 347.7 sq m / 3743 sq ft  
 (Including Garage & Eaves / Loft)  
 Garden Sheds = 22.8 sq m / 245 sq ft  
 Total = 370.5 sq m / 3988 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91404

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