



No onward chain, Quiet location with southerly views  
Guide Price £650,000

Winkworth



## MANTON HOLLOW MANTON SN8 1RR



3 2 1 1

Located in the highly sought-after area of Manton Hollow, this detached three bedroom bungalow is offered for sale with no onward chain.

Occupying a generous corner plot, slightly elevated.

As you enter the hallway, the accommodation comprises, cloakroom, light filled, good size lounge with doors to the garden, kitchen, utility room with door that leads out to the garden and a door to the back of the house, two bedrooms and a family bathroom. Upstairs is a good size attic room with built in wardrobe and walk-in cupboard, and wonderful views across to Manton, this room also gives access on same level to large attic storage space.

The garden which is southwest facing has a large terrace area to enjoy those long summer evenings, a little bridge crosses to a pond and lower terrace area. The corner of the garden is secluded with hedging, gravel and a shed for storage. The garden can be accessed from both sides of the house.

There is a single garage which is joined to the house (could be developed subject to planning consents) and driveway parking for three to four cars.

Just on the outskirts of Marlborough but within walking distance, easy access to Manton Village and Manton Downs for those walking and cycling enthusiasts.

At a Glance:

- Detached bungalow in a generous plot
- Kitchen
- Utility
- Cloakroom
- Lounge
- Family Bathroom
- Three Bedrooms
- Good size garden
- Single Garage
- Driveway Parking



## LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the Parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury. Communications are first class with easy access to the A4 and M4 providing fast access to London and the motorway network (M3 and M5). Regular train service to London Paddington from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and London Waterloo from Pewsey (94 minutes) and Andover (from 75 minutes).

## DIRECTIONS

What3words engraving.barrel.bicker

## SERVICES

Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D

Council Tax Band: E

Broadband and mobile coverage <https://checker.ofcom.org.uk/>

Broadband type	Download speed	Upload speed
Standard	12 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

Mobile outdoor

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
02	Likely	Likely
Vodafone	Likely	Likely



# 30 Manton Hollow, Marlborough, SN8 1RR

Approximate Gross Internal Area  
Total = 141 sq m (1512 sq ft)  
Main House = 123 sq m (1321 sq ft)  
Garage = 18 sq m (191)sq ft



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

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