



Detached Home in the Popular Village of Manton

Guide Price £730,000





WEST MANTON, MANTON, SN8 4HN



This four-bedroom detached house has been designed to create a spectacular contemporary and light home in this peaceful village enjoying a fine outlook over the adjoining countryside.

The versatile living accommodation comprises a generous hallway leading into a snug or study onwards to a cosy lounge with doors leading to the terrace. The kitchen/dining has been extended and well designed by the current owner with modern cupboards, built in double oven and separate hob and door leading to the garden. There is a small cloakroom and generous dining room to complete this floor. Upstairs there are four well-proportioned bedrooms, three offering built in storage and a family bathroom with bath and over bath shower.

The most idyllic views across the fields and Manton can be enjoyed from the south westerly facing garden. Generous terrace area with lawn and beds and small graveled area to take in the evening sun and enjoy the peace and tranquility of rural village life.

The front has been well designed with mature hedging and driveway parking for two cars, garage with utility space and pathway leading around the side to access the garden. Manton is located just 2 miles west of Marlborough and is in a great spot to enjoy countryside walks in all directions including the Manton Downs. Marlborough is a 15-minute walk through the village and down a quiet lane.

Services: Mains Water and drainage, electric and gas central heating.

Council Tax: F
EPC:D





Communications are first class with easy access to the A4 and M4 providing fast access to London and the national 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).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Golf at Marlborough golf club and Ogbourne Down golf club.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast.



There is a wide choice of nurse, primary and secondary schools, both state and private in the area including the well-known Marlborough College.

General

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C

Council Tax Band: . <https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

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

Postcode: SN8 4HN

Directions: <https://what3words.com/bunkers.kicks.gilding>

Manton is a popular village just outside Marlborough, but within walking distance of the town's amenities. The village has its own church, an 'outstanding' primary school and well-regarded pub, The Oddfellows. Lying in the lea of Granham Hill, the village sits in an Area of Outstanding Natural Beauty, with the river Kennet running through. There is a lovely walk from the village, along the river, to the centre of Marlborough



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		79
B	(81-90)		
C	(69-80)		
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 162.8 sq m / 1752 sq ft
 (Including Garage)
 Including Limited Use Area (1.4 sq m / 15 sq ft)

