



Manton Hollow, Manton
Marlborough, Wiltshire, SN8



Beyond your expectations

A Characterful Detached Family House With Large Garden

Hamptons International

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Entrance Hall | Sitting room | Dining room | Kitchen | Garden/Breakfast room | Utility/Cloakroom | Four Bedrooms | Bathroom | Balcony | Double Garage | Sun Terrace | Large Gardens of 0.273 acre in all | Ample Parking | Lots of Character | Scope for extension subject to planning.

Guide Price £550,000 Freehold

Description

A handsome four bedroom detached family house with generous gardens of just over 0.25 acre in all with ample parking and set within this sought after village. The house has ample scope for extension STP and has much character and good natural light. The accommodation comprises of a triple aspect sitting room with an open fire and French doors to the sun terrace. There is a separate dining room with a lovely large bay window overlooking the garden; the kitchen is fitted with a good range of cupboards and with a breakfast bar, the room opens into a garden/breakfast room which has French doors onto the sun terrace. A separate utility/cloakroom complete the ground floor. Upstairs, an attractive galleried landing leads to four bedrooms and a family bathroom. The house was originally built as a three bedroom house and the third bedroom has been divided to create a fourth bedroom. The main bedroom has a good range of built in cupboards and access onto a balcony, ideal to enjoy the stunning countryside views of the distant hills.

Outside

The house has an attractive frontage with ample parking on a semi circular drive and side access to the rear garden. The double attached garage has light and power and an electric door. The south facing garden is a particular feature and is a generous size extending to 0.273 acre in all. There is a large sun terrace immediately adjoining the house and the garden is mainly laid to lawn with mature trees and shrubs and with raised

kitchen garden beds.

Location

Manton is a sought after small village to the west of Marlborough and is within walking distance of the town (approx. 1.5 miles) along the banks of the river Kennet in a designated area of Outstanding Natural Beauty. Village amenities include a well-regarded primary school, church and public house. Manton Hollow lies to the north of the village and stands in an elevated position and benefits from direct access via footpaths and bridleways to the Marlborough Downs and Avebury along with good walking and cycling opportunities including the nearby famous 'West Woods' at Lockeridge known for their bluebells.

The nearby market town of Marlborough provides an extensive range of shopping facilities, a twice weekly market, a library and various restaurants and pubs. The town enjoys a good range of clubs and leisure facilities. Access to the M4 junction 15 is approximately 8 miles with Swindon 12 miles distant providing a regular rail link to London Paddington, further rail services to London are from Pewsey approx. 6 miles and Great Bedwyn.

Additional Information

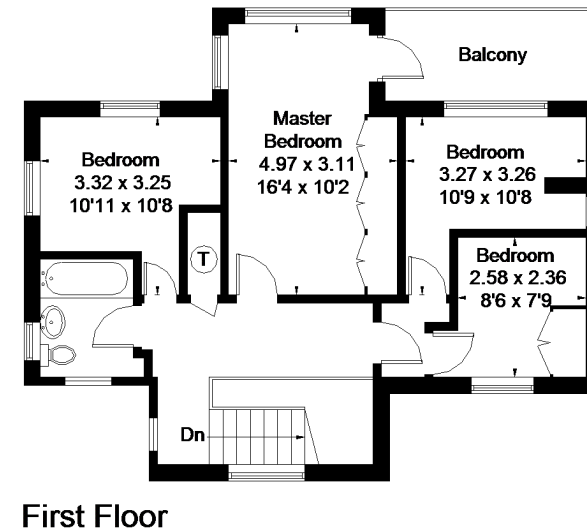
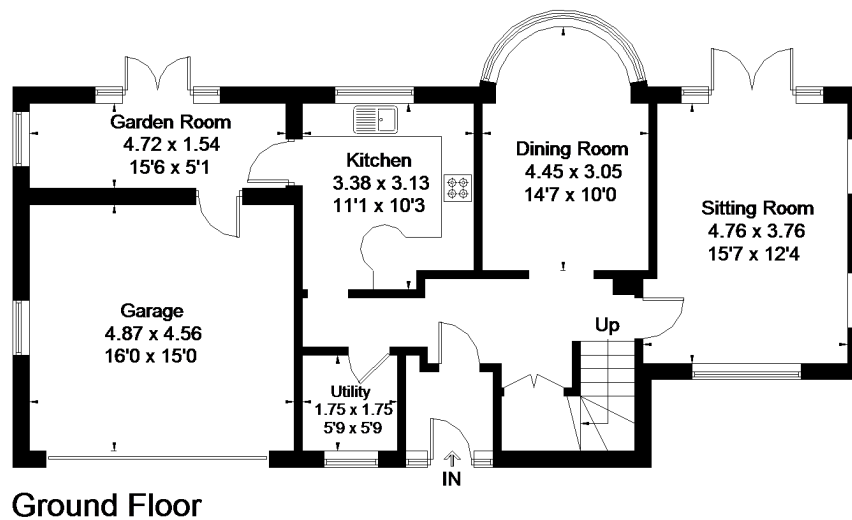
Services: Mains gas, water, electricity and drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area = 150.7 sq m / 1622 sq ft
(Including Garage)



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

