



23 WEST MANTON, MANTON, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

23 WEST MANTON, MANTON, MARLBOROUGH, WILTSHIRE, SN8 4HN

Marlborough High Street 1.5 miles, M4 (Junction 15) Approximately 8 miles.
Rail link via Hungerford, Swindon, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

**A substantial detached house on the edge of Manton with an exceptional large garden and views across the valley.
This well proportioned house offers huge further potential including further extension subject to permissions.**

* Reception hall * Open plan sitting/dining room * Kitchen/breakfast room * Utility room * Four bedrooms *
* 3 Bath/shower rooms * Integral garage * Parking for several vehicles * Potential for further extension * Plot of approximately 0.57 acres *



MANTON

Manton is a very popular village to the west of Marlborough within walking distance of the town centre along the banks of the River Kennet. The village has an active community and offers the highly regarded Preshute Primary School, a lovely recreation ground, public house and a church. The village also hosts the annual one day Mantonfest music festival.

MARLBOROUGH

Nearby Marlborough is an historic and thriving market town benefitting from an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of local amenities, an independent cinema, golf club and a sports centre. The town is surrounded by glorious downland countryside which is designated an Area of Outstanding Natural Beauty and which includes Savernake Forest. Local schools include: St John's Academy, Marlborough College, Dauntsey's, St. Mary's Calne and St. Francis and Pinewood Preps.



THE PROPERTY

This substantial modern home occupies a lovely location at the end of a no through road. The property was extended by the current owners in 2004. Internally the house offers exceptional reception spaces and light accommodation throughout with lovely views from most of the windows. The porch opens on to a parquet floored hall in turn leading to a kitchen/breakfast room with space for a large dining table and doors to the garden. The sitting/dining room has excellent proportions and overlooks the rear and benefits from a wood burning stove. Also on the ground floor is a utility room and a shower room.

The first floor offers a galleried landing with large window to the front, The main bedroom has views to the front and rear and a generous en suite shower room. There are three further good bedrooms and a family bathroom.

GARDENS

The house is approached over a driveway providing parking for several vehicles in front of the integral garage. The front garden is laid to lawn with access around both sides of the house. To the rear of the house there is a wonderful and private south facing garden offering a large patio with plenty of space for entertaining. Steps lead up to a sloping lawn interspersed with mature trees, a wildlife pond and a wild flower meadow. To the end of the garden is a small wooded area. The property also owns a small area of land directly opposite the house.

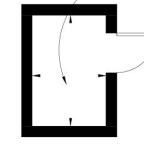
SERVICES All mains services connected. Zappi electric vehicle charging point. Solar panels installed 2011 with a 25 year feed in tariff contract. Council tax Band F. Fibre broadband.



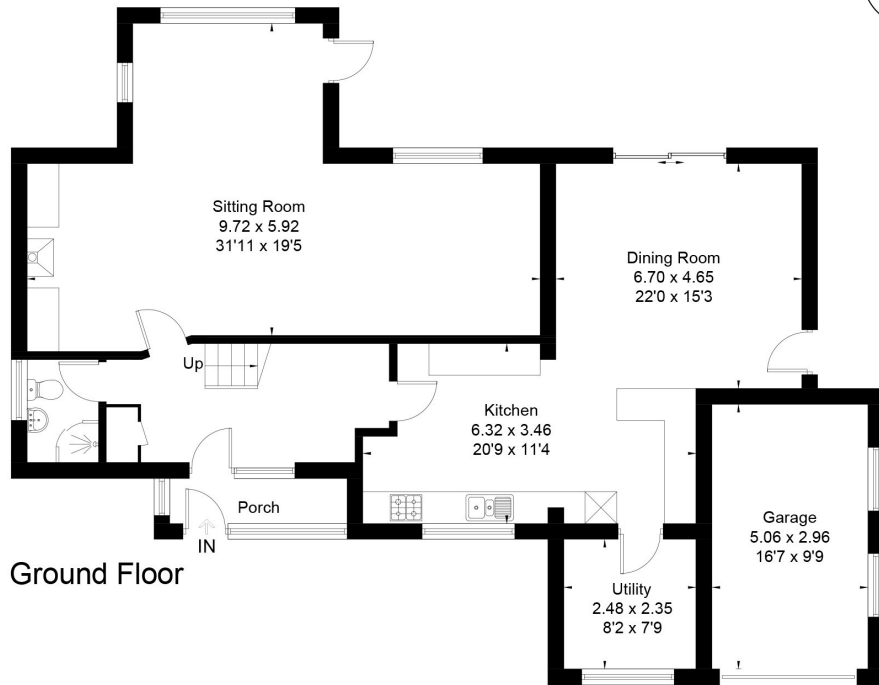
Approximate Floor Area = 195.5 sq m / 2104 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 210.2 sq m / 2262 sq ft (Excluding Shed)



Shed
 2.08 x 1.42
 6'10 x 4'8



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk
 1 London Road, Marlborough, SN8 1PH

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