



**SHEEPFOLD COTTAGE, 70 HIGH STREET
MANTON, Nr MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

Sheepfold Cottage, 70 High Street, Manton, Marlborough, Wiltshire, SN8 4HW

Marlborough 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.

Particularly charming and interesting period cottage having plenty of character and within catchment for Preshute primary and St John's secondary school as well as being just a miles walk from Marlborough High Street.

* Lobby * Sitting/dining room * Kitchen/breakfast room * Ground floor bathroom * Two bedrooms *
* Electric heating (underfloor heating to the ground floor) * Pretty courtyard garden * No onward chain *

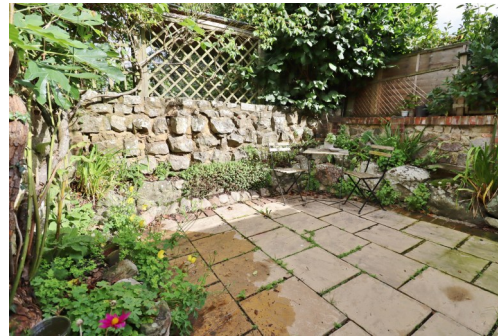


MANTON

Manton is a very popular village to the west of Marlborough and is within walking distance of the town (approx. 1 mile) along the banks of the River Kennet. The village offers the highly regarded Preshute Primary School, a lovely recreation ground, public house and a church.

MARLBOROUGH

Nearby Marlborough is an historic and thriving market town. The town has 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 and a sports centre. Marlborough is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne.



The Property

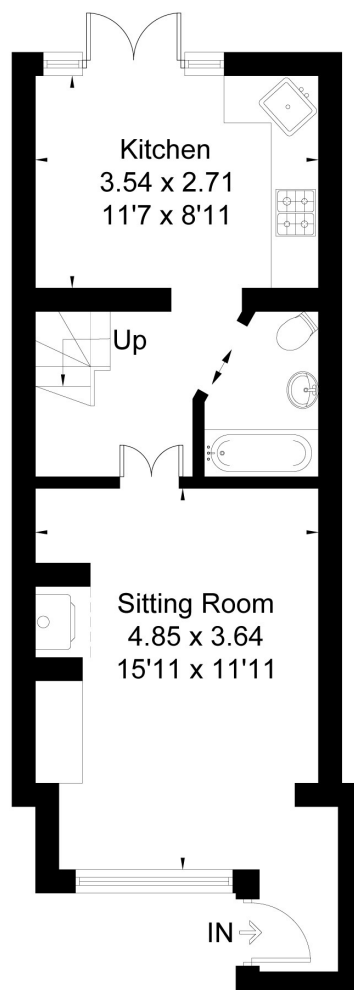
A truly lovely period cottage that was originally a farm workers cottage. An entrance lobby leads into a generous sitting room with exposed sarsen stone walls and timbers and terracotta floor tiles. There is also a cosy recessed wood burning stove. The sitting room then leads into a rear lobby where stairs rise to the first floor and where the bathroom can be found. The bathroom has a white suite and again exposed sarsen stone walls. The charming kitchen breakfast room has a glass roof that allows plenty of natural light and French doors that open to the pretty courtyard garden. The kitchen also has space for a small table and chairs and a terracotta tiled floor. On the first floor there are two double bedrooms, both with vaulted style ceilings. The main has a leaded light window and a Velux style window and the second has a window to the rear and an additional skylight.

Outside

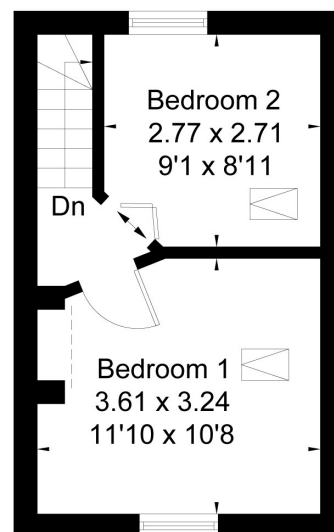
The property has a pretty gated front garden that is laid to gravel and has an attractive brick pathway flanked by mature shrubs and plants. The private rear courtyard garden is enclosed by sarsen stone and brick walls with trellis fencing.

Services Mains water electricity and drainage. **Council Tax** Band D

Approximate Floor Area = 59.7 sq m / 643 sq ft



Ground Floor



First Floor



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 #78702

01672 514820

www.brearleyandrich.co.uk

1 London Road, Marlborough, Wiltshire, SN8 1PH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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