



WELCOME,
HIGH STREET, MANTON

BREARLEY & RICH
ESTATE AGENTS

WELCOME, HIGH STREET, MANTON, MARLBOROUGH, WILTSHIRE, SN8 4HH

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 bungalow with large private garden in an elevated position in the centre of Manton.
The property offers flexible accommodation with potential to update and possibly extend further subject to permissions.**

* Hall * 22' Sitting room * Dining room * Kitchen * 3/4 bedrooms * Bedroom 4/study * Large en suite shower room *
* Bathroom * Cloakroom * Garage * Potential to update as required * Large private gardens, plot of 0.21 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 large and spacious bungalow sits in an elevated position on the southern side of Manton High Street. The property was extended by the current owner and provides accommodation with good proportions throughout. The hallway gives access to a triple aspect sitting room with open fireplace and doors to the gardens. To the other side of the hall there is a light kitchen overlooking the front garden. Directly behind the kitchen there is a dining room with floor to ceiling window overlooking the garden. There is potential to combine the kitchen and dining room to create a large kitchen/breakfast room if required and subject to relevant permissions. The bedrooms are located off the dining room and accessed by a separate corridor creating a bedroom wing. There are three double rooms and a single bedroom or good study. The main bedroom has a large ensuite shower room while there is a separate family bathroom and cloakroom.

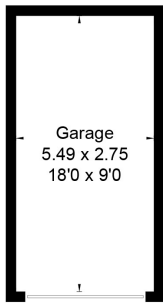
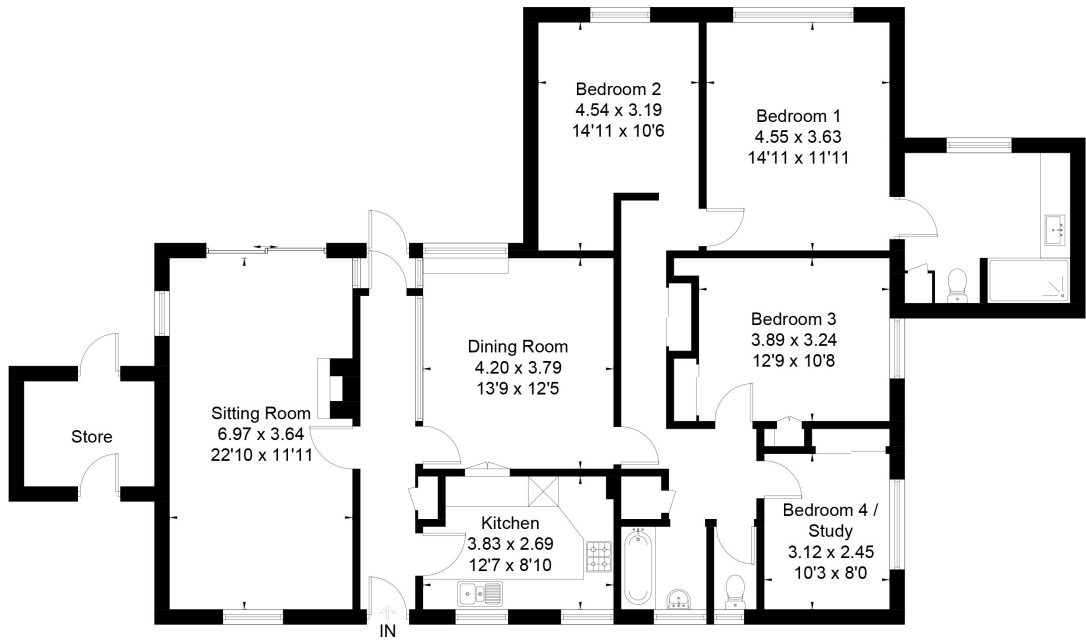
OUTSIDE

Shared steps lead up the side of the garage to the front door. There has also been a separate and sloped access to the other side of the garage in the past, this is currently blocked off. When the property was extended by the current owner, plans also included an additional garage to the side of the existing one. The front garden provides flower and shrub borders interspersed with paths. The outbuilding to the side of the house provides rear access, passing a small shed and a green house to a south facing and private terrace. The garden to the rear has been landscaped with paths and borders and a pond.

SERVICES

All mains services connected. Council tax Band F.

Approximate Floor Area = 144.5 sq m / 1555 sq ft
Outbuildings = 20.7 sq m / 223 sq ft
Total = 165.2 sq m / 1778 sq ft
(Including Garage)



(Not Shown In Actual Location / Orientation)



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 #88992

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		

01672 514820
www.brearleyandrich.co.uk
1 London Road, Marlborough, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

BREARLEY & RICH
ESTATE AGENTS