



# MANOR COTTAGE

Shalbourne, Wiltshire



## A DELIGHTFUL AND WELL PRESENTED PERIOD COTTAGE WITH PRETTY COURTYARD GARDEN

Manor Cottage is a pretty property located in the centre of a sought-after village and well placed for excellent communications.

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Local Authority: Wiltshire Council

Council tax: D

Tenure: Freehold

Post Code: SN8 3RR

Services: Mains water, electricity and drainage. Oil heating and Fibre broadband. Bottled gas for hob.

What3words: ///vanished.vibrates.reefs



## LOCATION

Manor Cottage is a charming property situated in the heart of Shalbourne, a thriving village to the south west of the market town of Hungerford.

The village has a church, public house, shop/post office. Hungerford offers a wide range of shopping and recreational facilities and a station providing access to Paddington within about 50 minutes. The market town of Marlborough has a Waitrose and cinema. The M4 and A34 are within easy access.

There are many well-regarded state and independent schools in the area including Great Bedwyn primary school, St John's, Pinewood, Dauntseys and Marlborough College.

**Distances:** Hungerford 4 miles (London Paddington 50 mins), Marlborough 9.5 miles, Newbury 14 miles, M4 (J14) 8 miles (All distances and times are approximate).



## THE PROPERTY

Manor Cottage is a well presented property of great character and charm. It is not listed and is believed to date from 1840.

The accommodation has light rooms and good ceiling heights and includes a sitting room with woodburning stove and an adjacent study. There is a galley kitchen next to the dining hall and stairs that lead to two double bedrooms and a bathroom, with bath and separate shower, on the first floor.

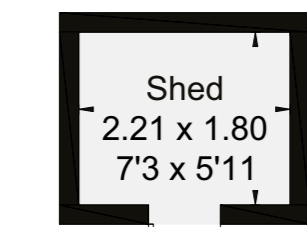
The sheltered courtyard garden is bordered by a brick and flint wall and mature yew hedging and provides private outdoor entertaining space. There is lapsed planning for a replacement kitchen with cloakroom/utility room. To the front of the property there is parking for two cars.

## VIEWING

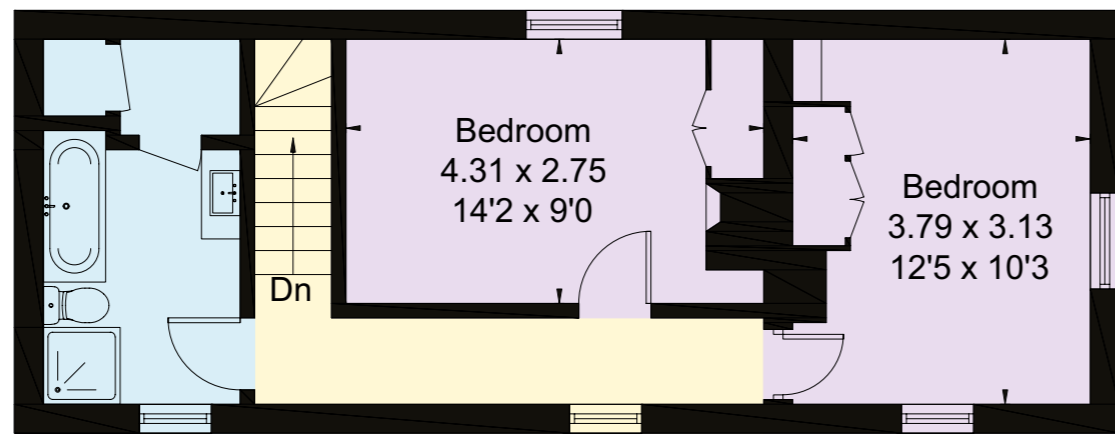
Viewing by prior appointment only with the agents.



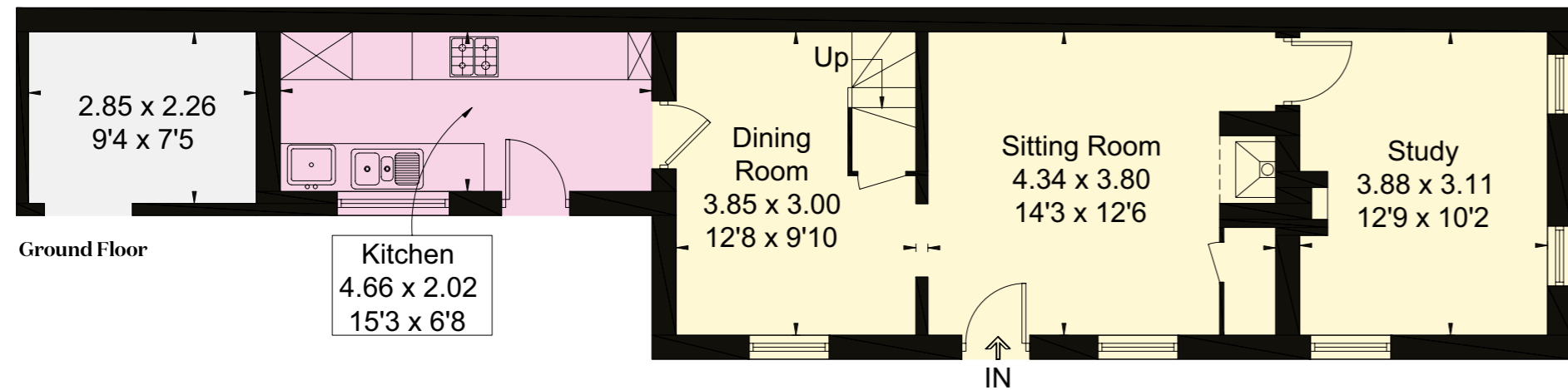
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

Approximate Gross Internal Area  
92.9 sq m / 1000 sq ft (Excluding Shed)

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



I would be delighted  
to tell you more.

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