



# SOUTHGATE

Manningford Abbots, Pewsey, Wiltshire





# AN IMPRESSIVE FAMILY HOUSE WITH SEPARATE COTTAGE, AN ANNEXE AND WONDERFUL MATURE GARDENS.

Southgate is a substantial country house, offering excellent ancillary accommodation, set within approximately five acres of mature gardens, grounds and paddock, within easy reach of Pewsey train station and good schooling.

## House

**Ground Floor:** Reception hall | Sitting room | Dining room | Kitchen | Bedroom/office | Shower room | Utility | WC

**First Floor:** Principal bedroom with adjoining shower room and galleried dressing area | Three further bedrooms | Bathroom | Shower room

**Second Floor:** Bedroom | Bedroom/study | Shower room

## Cottage

**Ground Floor:** Sitting room | Kitchen/dining room | Family room | Utility | WC | Two bedrooms | Bathroom | Shower room

**First Floor:** Bedroom/office | Storage

## Annexe

Sitting room/bedroom | Kitchen | Shower room

## Outside

Garage | Carport | Garden store | Summerhouse



# LOCATION

Formerly the site of Manningford Nurseries, Southgate is a substantial family home situated on the edge of Manningford Abbots, in an Area of Outstanding Natural Beauty in the heart of the Pewsey Vale.

The area is renowned for its excellent educational offerings, with St Francis, Dauntsey’s and Marlborough College all within easy reach. The nearby bustling market town of Marlborough provides an array of shops, restaurants, cafés and cultural amenities, while the surrounding countryside offers superb walking, riding and outdoor pursuits.

**Distances:** Pewsey 2 miles (London Paddington from 60 minutes), Marlborough 7 miles, M4 (J14) 19 miles, Andover 19 miles (London Waterloo from 70 minutes) (All distances and times are approximate).

# THE PROPERTY

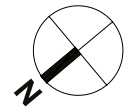
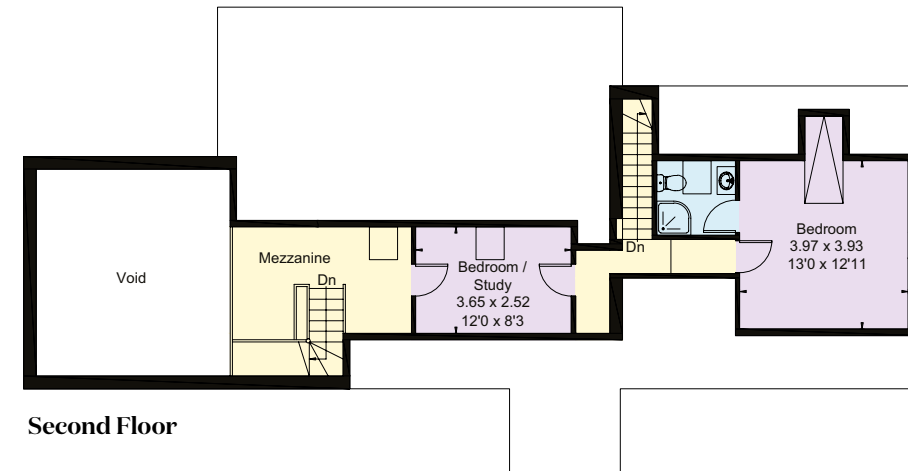
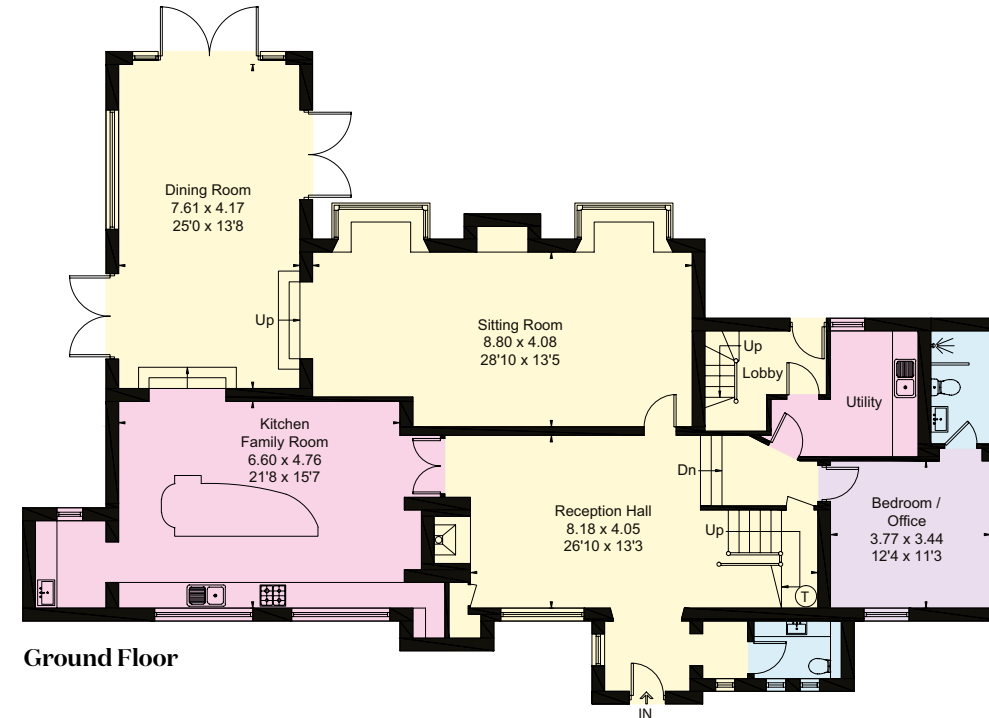
Southgate is an outstanding country residence offering substantial and beautifully arranged family accommodation. Set within 5.03 acres of mature grounds, the property enjoys an impressive sense of seclusion.

The principal house extends to 4,198 sq ft, arranged across three light-filled floors and served by two staircases. The reception hall, with its galleried landing, wood-burning stove and oak flooring, establishes the quality carried throughout the house. The interiors provide generous proportions creating a superb setting for both family life and entertaining.

At the heart of the home, the beautifully appointed kitchen includes a Mark Wilkinson dresser and high-end luxury Wolf, Sub-Zero and Gaggenau appliances. The remaining reception rooms flow naturally, each benefiting from abundant natural light and views over the gardens. There are five to six well-proportioned bedrooms and five en suite bathrooms. The principal bedroom has a vaulted ceiling with Mark Wilkinson wardrobes and a galleried dressing area.







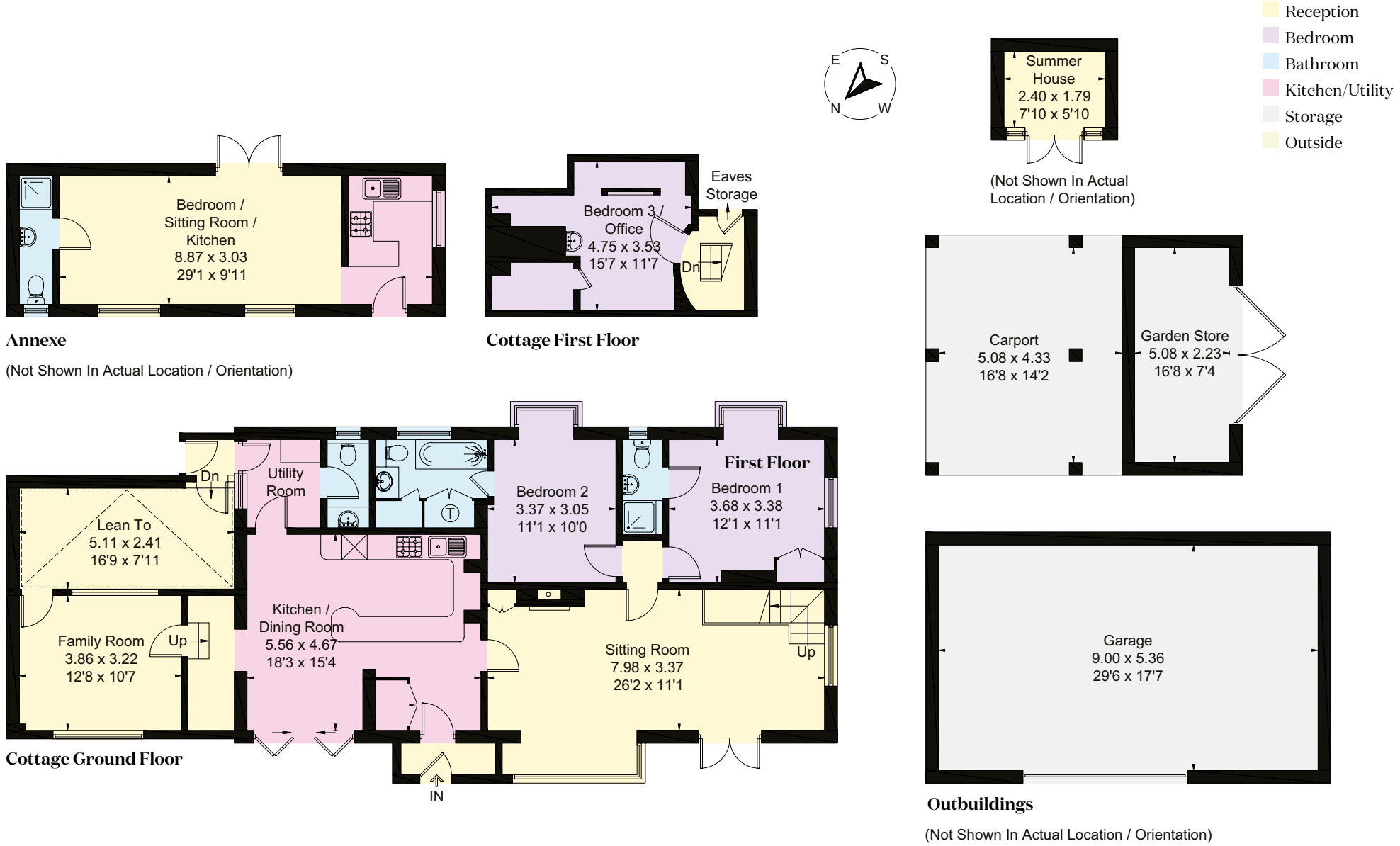
Approximate Gross Internal Area = 390.0 sq m / 4198 sq ft  
(Excluding Void)

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.



# COTTAGE

Further enhancing the appeal of Southgate is a detached three-bedroom cottage, extending to 1,653 sq ft, for which the owners have secured planning permission for use as a holiday let. This presents a valuable opportunity for income generation or, alternatively, excellent ancillary accommodation for multigenerational living, guests or staff.



Approximate Gross Internal Area  
Cottage = 153.6 sq m / 1653 sq ft  
Annexe = 30.3 sq m / 326 sq ft  
Outbuildings = 64.4 sq m / 693 sq ft  
Total = 248.3 sq m / 2672 sq ft

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# ANNEXE

A separate self-contained studio annexe offers yet more flexibility, complete with its own kitchen and shower room, ideal as a home office, creative studio or additional guest suite.

Southgate also presents potential for further development, subject to the usual planning consents.

# GARDENS

The stunning, established gardens are predominantly laid to lawn, with mature hedging creating natural divisions alongside a variety of trees and shrubs. A large terrace runs along the rear of the house, enjoying views over the gardens and the countryside beyond. To the rear of the plot lies a paddock of approximately one acre, which benefits from a right of way leading to gated access at the northern end.

# GENERAL INFORMATION

Local Authority: Wiltshire Council

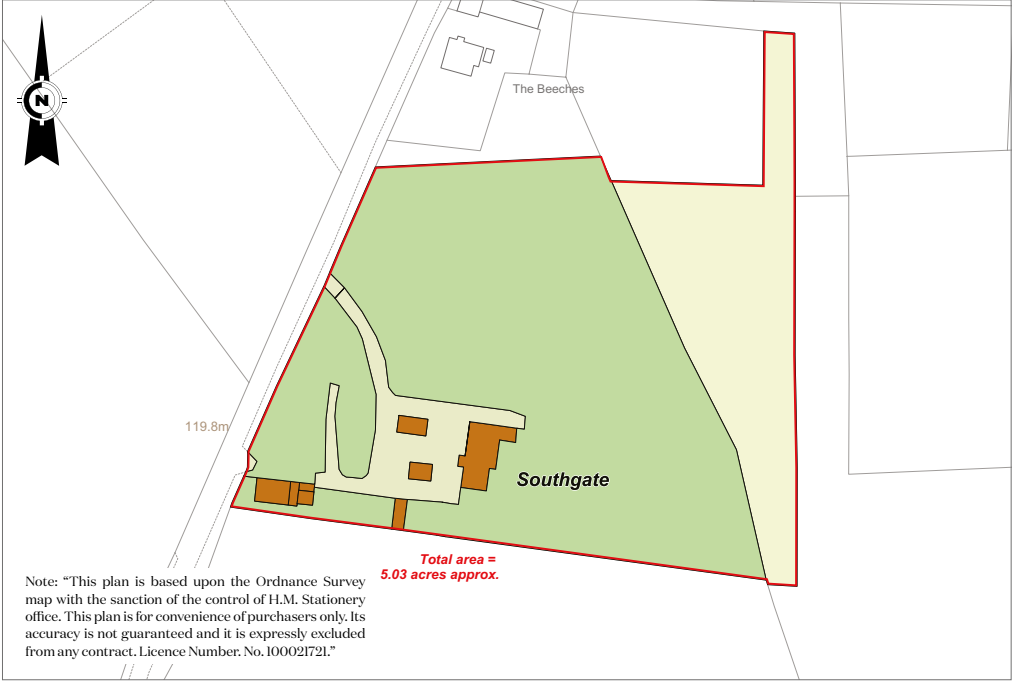
Council Tax band H

**Services:** Mains electricity and water. Klargester Bio Disc system (house), separate septic tanks (cottage and annexe). Air source heating (house) with underfloor heating to the ground floor. Electric underfloor heating to all bath/shower rooms. Oil heating (cottage). Electric heating (annexe).

**Postcode:** SN9 5PB **what3words:** ///streamers.storyline.sizing

**Tenure:** Freehold

**Viewing:** by prior appointment only with the Agents.



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