



**THE WHITE HOUSE,
MANTON HOLLOW**

Carter Jonas

THE WHITE HOUSE, 31 MANTON HOLLOW, MANTON, SN8 1RR.

A MODERN, DETACHED FIVE BEDROOM FAMILY HOUSE WITH FAR REACHING RURAL VIEWS.

AMENITIES

- Detached family home
- Sitting room
- Open plan kitchen/breakfast room
- Dining room
- Study
- Two ensuite bedrooms
- Three further bedrooms
- Family bathroom
- Garden
- Garage and parking

SITUATION

Manton Hollow is just outside the village of Manton, on the southern banks of the River Kennet approximately 1 mile from Marlborough. The walk into Marlborough is about 10 minutes via a lane and footpath which follows the river. Village amenities include an excellent primary school, a toddler group, a church and a public house. There is also a recently renovated recreational ground in Manton with a playground/adventure course which runs down to the river. Marlborough is a thriving market town with excellent shopping including Waitrose and Tesco's, as well as restaurants including Rick Stein, ASK and Caffé Nero in addition to the shopping precincts Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The leisure centre and golf club and tennis club provide excellent sporting facilities. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington in 50 minutes from Hungerford or Swindon) rail and M4 connections make London easily accessible.

DESCRIPTION

The White House is a substantial detached family home of great proportions at over 2500 square feet and offered in move-in ready condition. Upon entering you are greeted by the grand hallway with bespoke staircase. There is a formal sitting room with doors opening out onto the patio and garden beyond. The real heart of the home is the open plan kitchen/breakfast room with doors opening out onto the rear patio, making the ideal entertaining space during the warmer months. There is also a separate dining room, study, utility and cloakroom on the ground floor.

Upstairs there are five bedrooms, all of which are doubles. The principal bedroom benefits from its own dressing room and ensuite. The second bedroom also has its own ensuite bathroom and built in wardrobes. The other bedrooms are served by the large and well-appointed family bathroom.



OUTSIDE

To the front of the property is parking for several vehicles and access to the garage which is large enough to fit a car. The rear garden benefits from the most wonderful rural views across Manton. There is a large flagstone patio providing an elevated seating area, perfect for BBQ's and al-fresco dining. Steps lead down to the lawned garden which is of a good size and level, so perfect for children and dogs to run around and enjoy. From the house, many rural walks can be accessed and across the road is the village of Manton, where one can enjoy a drink in the local village pub.

GUIDE PRICE: £1,100,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

Manton Hollow, Manton, Marlborough, SN8



Depictes restricted
head height

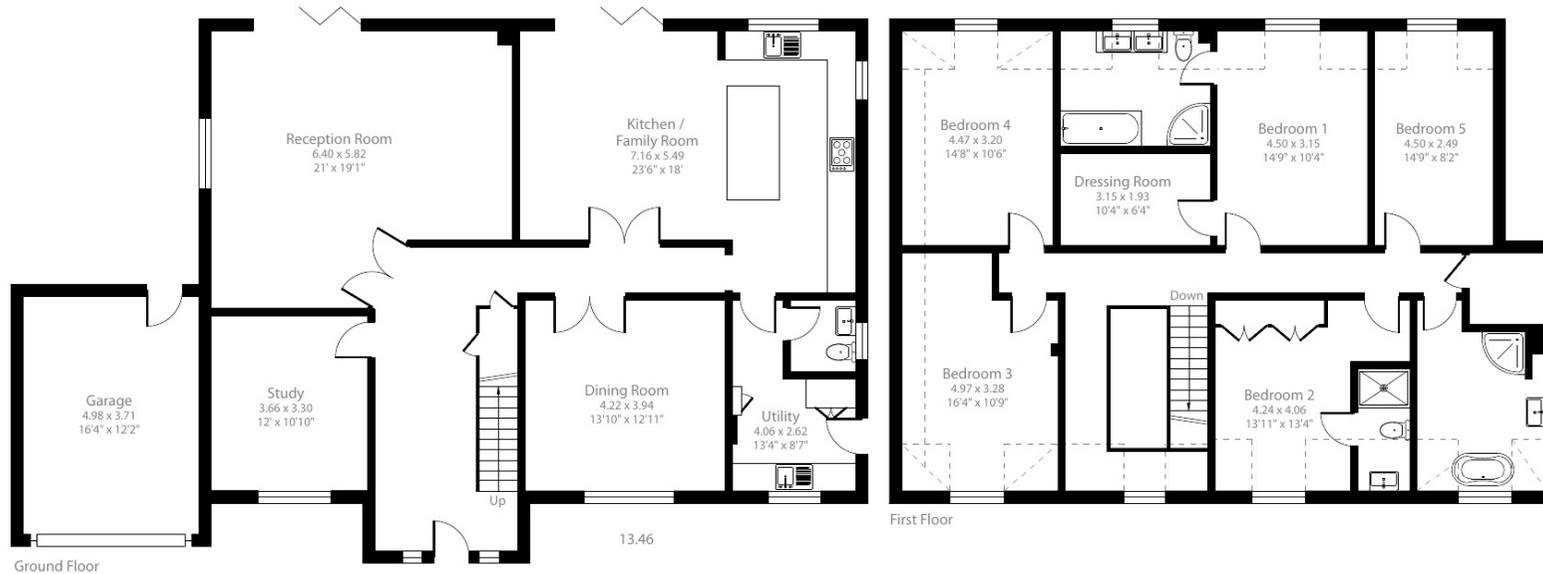
Approximate Area = 2576 sq ft / 239.3 sq m

Limited Use Area(s) = 209 sq ft / 19.4 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 2984 sq ft / 277.1 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Carter Jonas. REF: 1228558

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data