



THE WHITE HOUSE,
MANTON HOLLOW

Carter Jonas

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

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 Caff  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.

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



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



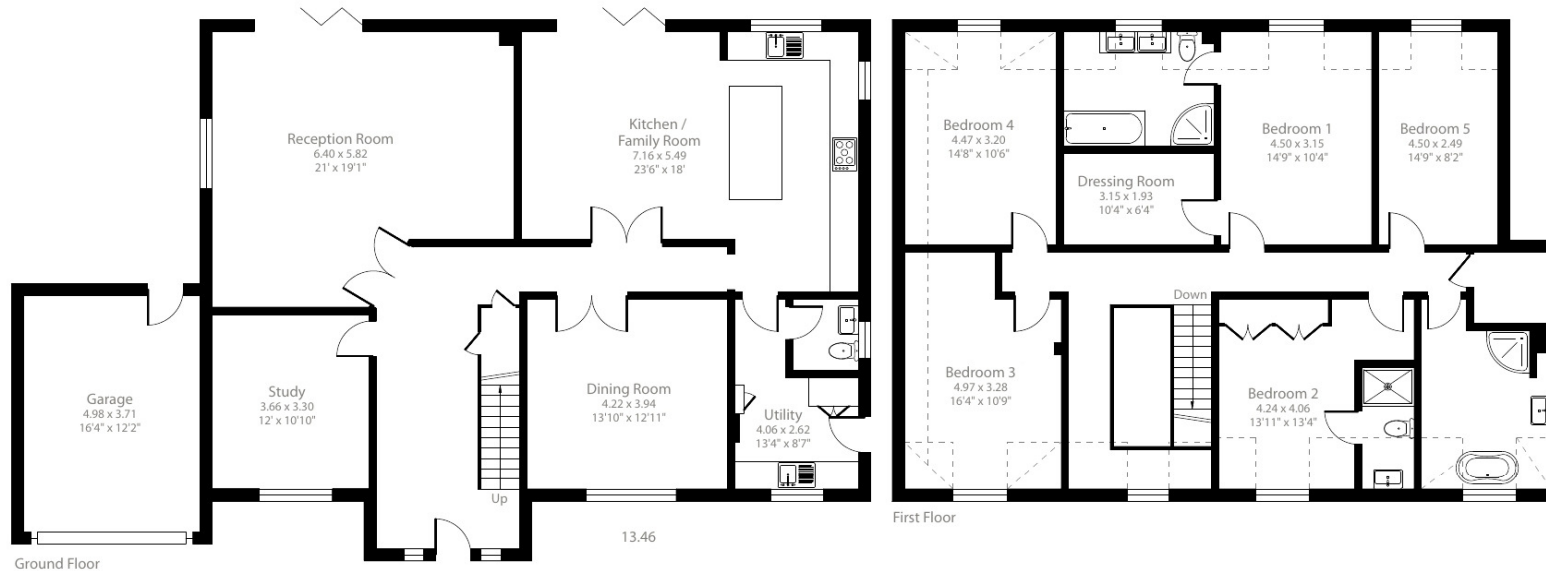
Approximate Area = 2576 sq ft / 239.3 sq m

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

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