



HIGH STREET,
MANTON

Carter Jonas

32 HIGH STREET, MANTON, SN8 4HW

A DECEPTIVELY SPACIOUS AND WELL-PRESENTED, FOUR/FIVE BEDROOM FAMILY HOME SET IN THE DESIRABLE VILLAGE OF MANTON WITH IDYLIC RURAL VIEWS.

KEY FEATURES

- Detached family home
- 2672 square feet
- Village location
- Large garden
- Rural views
- Flexible living accommodation
- Four bedrooms
- Three bathrooms
- Countryside walks from the doorstep



SITUATION

Manton is 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

32 High Street is a deceptively spacious and immaculately presented four/five bedroom family home, set on the edge of the village with the most glorious views over open fields and the countryside beyond. The property has been completely renovated and extended by the current owners and now offers fantastic and flexible living spaces with a great feeling of space and light.

Upon entering the property you are greeted by a wonderful sight line through the property and towards the garden beyond. The main reception room is dual aspect and centred around a fireplace place with wood burning stove.

The real heart of the home is the fabulous open plan kitchen/breakfast room. The kitchen is modern and centred around the island with stools around. Accessed from the kitchen is the utility room with door outside, great for muddy boots and paws. There is a space for a dining table and a seating area to one end providing the perfect spot for sitting and enjoying the late afternoon sunshine. Bi-fold doors open out from this room to the terrace and garden beyond, making this the ideal space for entertaining or family gatherings. There are three double bedrooms, a well-appointed family bathroom and a separate W.C. on this floor.

To the lower level is a fantastic studio space which has been utilised over the years as an additional bedroom as it has its own ensuite bathroom and kitchen area. This space could also be used as a home office or as the owners currently use it as, an additional living space. Doors open from this room onto the garden, ideal for when you have guests to come and stay as they can enjoy this space whilst keeping the rest of the home clean and tidy.

The principal bedroom occupies the whole top floor of the home and has a dressing space, its own private balcony and an ensuite bathroom with freestanding bath, twin sinks and shower.

OUTSIDE

To the front of the property is gravelled off-street parking for several vehicles and steps lead down to the front door. The rear garden is a wonderful space for families with a large area of lawn providing plenty of space for children to run around or kick a football about. A paved area features an outside bar and an adjoining seating area for when you wish to entertain. There is a fantastic terrace which runs the width of the property, a great space for entertaining or for sitting out an enjoying the sunshine or for alfresco dining and with bi-folds to the kitchen/breakfast room it really brings the outside in. The garden feels secluded whilst also enjoying the most wonderful views across open fields and the countryside beyond. From the bottom of the garden is a path which leads right into the centre of the village, meaning small children can walk safely to the playground. There are an array of walks right from the doorstep, so if dogs are something to be considered, this is a great added benefit.

GUIDE PRICE £1,300,000 subject to contract

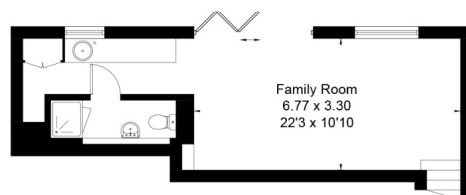
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Classification L2 - Business Data

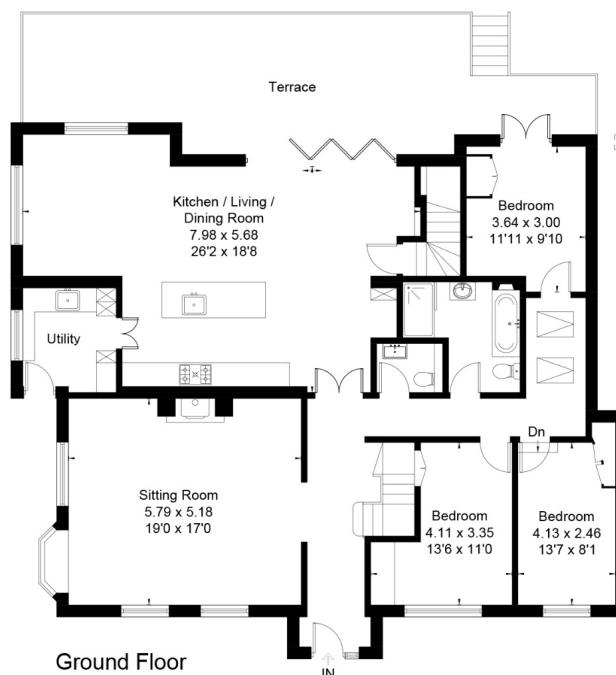
High Street, Manton Marlborough, SN8
 Approximate Area = 2674 sq ft / 248.4 sq m
 Outbuildings = 221 sq ft / 20.5 sq m
 Total = 2895 sq ft / 268.9 sq m
 (Excluding Eaves)



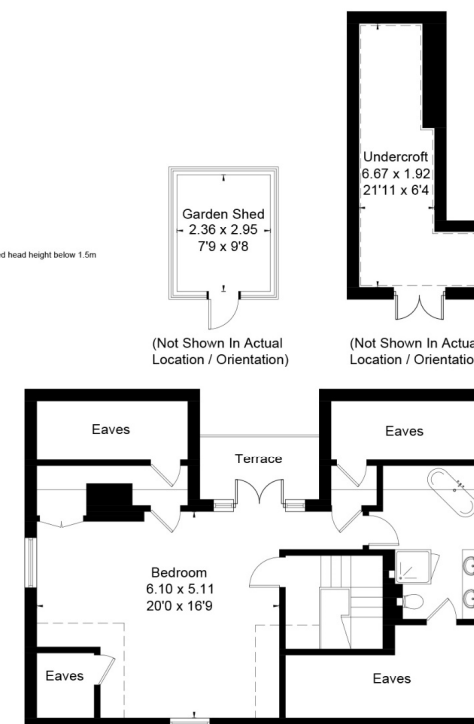
Lower Ground Floor

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>



Ground Floor



First Floor

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