



MANTON,
MARLBOROUGH

Carter Jonas

8 HIGH STREET, MANTON, MARLBOROUGH, WILTSHIRE, SN8 4HH

AMENITIES

- Sitting Room
- Kitchen / Dining room
- Study / play area
- Two Bedrooms
- Bathroom

- South facing garden
- Home Office/Summer House
- Village Location
- Walking distance of Marlborough
- Village Location

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 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. Train services (Paddington in 50 minutes from Hungerford or Swindon) and M4 connections make London easily accessible.

DESCRIPTION

Located centrally in the popular village of Manton, 8 High Street is a charming period semi-detached cottage with lovely features throughout.

The cottage is approached via a shared pathway and upon entry, you are greeted with the characterful sitting room, with fabulous, exposed beams, wooden floors and a wood-burning stove with a beautiful brick surround. The sitting room also features the perfect space for a play area but could also be used as a study.

Steps lead up to the kitchen/dining room, which has been opened up by the current owner to create a fabulous space overlooking the garden. The kitchen / dining room has a great feel to it and, due to its southerly aspect, enjoys a bright and airy feel. The kitchen is fitted with a selection of fitted cupboards, oak work surfaces and a stable door opening on to the garden.

On the first floor there are two bedrooms and a well-appointed family bathroom.

SET BACK FROM THE HIGH STREET IN THIS POPULAR VILLAGE, THIS IS A CHARMING TWO BEDROOM COTTAGE WITH A PRETTY SOUTH FACING GARDEN.



OUTSIDE

The cottage is approached via a shared pathway with gated access to the south facing garden. The garden is on two levels with a good selection of mature plants and shrubs. A path leads to bottom section of the garden, which is mainly laid to lawn. Here there is a very useful home office/studio which has the benefit of power and insulation. To the rear of the cottage is a separate patio / terrace, offering the ideal spot to entertain in the summer months.

GUIDE PRICE: £395,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

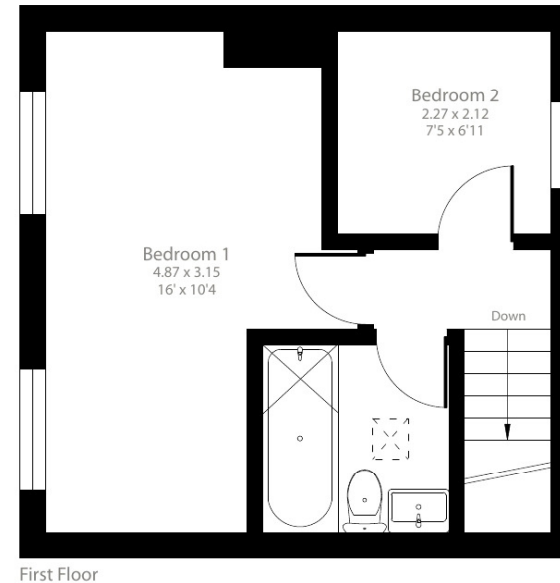
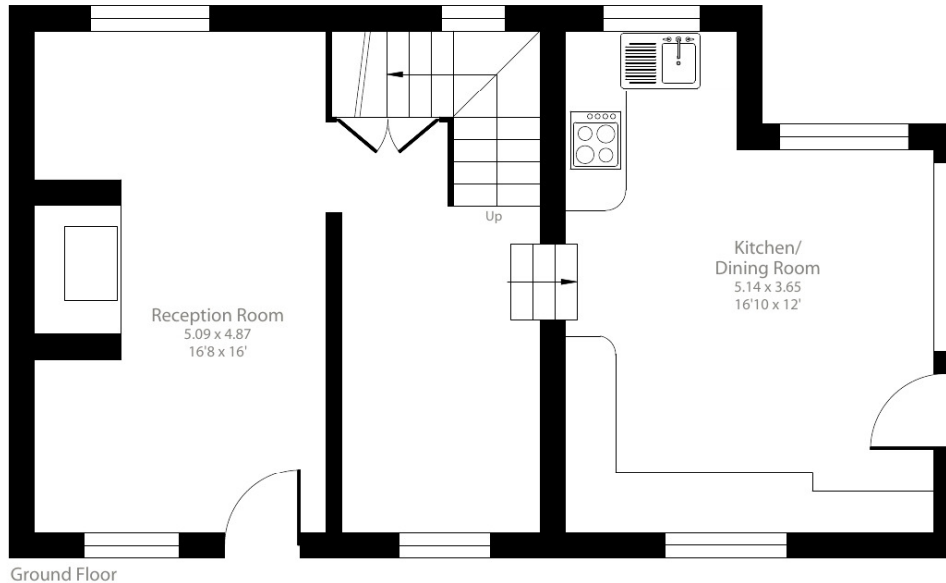


Classification L2 - Business Data

High Street, Manton, Marlborough, SN8

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Carter Jonas. REF: 1307217

SERVICES AND MATERIAL INFORMATION

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

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