



5 THE IVIES, MANNINGFORD BRUCE, PEWSEY

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ESTATE AGENTS

5 The Ivies, Manningford Bruce, Pewsey, Wiltshire, SN9 6JH

Pewsey 2.5 miles, Marlborough 7 miles, Andover 19 miles.

Trains run from Pewsey to London Paddington in approximately 65 minutes or Andover to Waterloo in about 75 minutes.

**An attached bungalow offering high ceilings and character features with a large garden and plenty of parking.
The property is situated in a quiet close in a popular rural village and offers potential for extension subject to planning.**

* Hall * Living room * Bathroom * Kitchen * Two bedrooms * Established gardens to the front and rear *
* Utility/Store * Lobby * Gravel driveway parking *



MANNINGFORD BRUCE

This popular and sought-after village has local amenities including a village hall and recreation ground, together with a parish church. There is a network of local footpaths and bridleways from which to explore the local countryside. The nearby villages of Woodborough and Bottlesford have a well-regarded primary school, popular village pub and garden centre and café. Manningford Bruce is approximately 2 miles south west of the larger village of Pewsey

PEWSEY

Nearby Pewsey is a large village that is well-served by a range of local shops and amenities as well as Pewsey Vale Secondary and St. Francis Prep School. The village has a railway station with a service to London Paddington in just over an hour. The market towns of Marlborough, Hungerford and Devizes are close by whilst the larger centres of Salisbury, Andover, Newbury and Swindon are within easy reach. The M4 motorway lies to the North with the A303 (M3) to the South. The surrounding countryside in the Vale of Pewsey is designated as an area of outstanding natural beauty and still contains many unspoiled traditional Wiltshire villages. The Kennet and Avon canal runs close by.



THE PROPERTY

The front door leads in to a hallway with space for coats and an alcove adjacent to the main bedroom for further storage. A glazed door leads in to the living room with a lovely fireplace with a wood burning stove, space for a large sofa and a desk. The kitchen has a window overlooking the garden and is fitted with a range of modern units with plenty of space for appliances. Beyond the kitchen there is a very useful rear lobby/boot room and a store room currently used as a utility room but also with potential for use as a study/office. There are two bedrooms, a main double bedroom overlooking the garden and a double aspect single room to the front of the property.

OUTSIDE

The property is approached over a large gravel driveway providing plenty of parking. To the front of the house there is a good sized garden laid to lawn with a young yew hedge border. A gate to the side leads in to the large and private back garden which is mainly laid to lawn. **Note:** The owners currently have a shepherds hut within the garden offering an outdoor workspace or additional bedroom. This is not included within the sale but can be purchased separately.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Broadband speed currently 73Mb/s. Council Tax Band C.

Floor Plan

Approx. 61.0 sq. metres (656.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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