



**53, HIGH STREET
MANTON, Nr MARLBOROUGH**

BREARLEY & RICH
ESTATE AGENTS

53 High Street, Manton, Marlborough, Wiltshire, SN8 4HW

Marlborough 1.5 miles, M4 (Junction 15) Approximately 8 miles.

Rail link via Hungerford, Swindon, Great Bedwyn or Pewsey to London Paddington in approximately 1 hour.

An outstanding and beautifully presented cottage in a highly popular village that is located just over a mile from Marlborough High Street. The cottage also enjoys a pretty rear garden with a fabulous garden room (with light, power and water) and off-street parking.

* Sitting room * Kitchen * Dining area * Study * Two bedrooms * Two bathrooms *
* Underfloor heating to the ground floor * Parking space *



MANTON

Manton is a very popular village to the west of Marlborough and is within walking distance of the town (approx. 1 mile) along the banks of the River Kennet. The village offers the highly regarded Preshute Primary School, a lovely recreation ground, public house and a church.

MARLBOROUGH

Nearby Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of local amenities and a sports centre. Marlborough is sited along the M4 corridor close to J15 and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne.



The Property

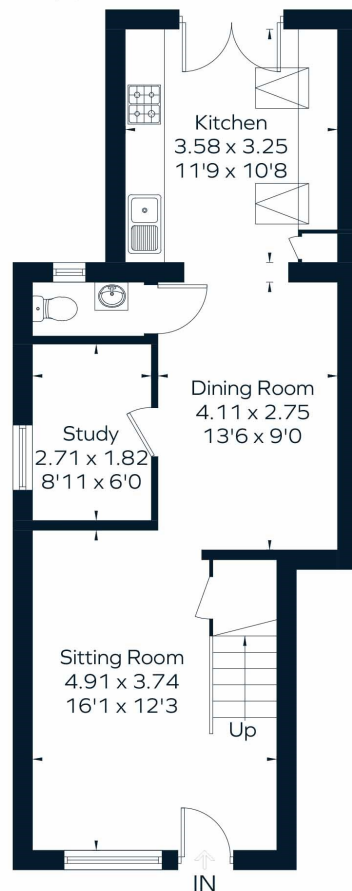
A truly lovely period cottage that has an open plan layout which creates a free flowing feeling of space. The ground floor has plenty of character, with exposed stone work and beams. Other features include a woodburning stove in the sitting room, oak doors and skirting throughout as well as stripped and polished floor boards. The well appointed kitchen extension has natural stone flooring and two velux style sky lights to maximise natural light. Double doors open on to the rear terrace with the lovely well-stocked garden offering a scenic back drop. There is also a study on the ground floor. On the first floor there are two bedrooms, both with pitched roofs and this gives plenty of character. The bedrooms each have their own bath or shower room with smart white and chrome contemporary sanitaryware fittings. Underfloor heating is laid throughout the whole property.

Outside

There is a long enclosed garden with a stone terrace as well as raised sleeper constructed flower beds and a pretty lawn. The garden has plenty of matures plans and shrubs. At the rear of the garden is a wonderfully versatile garden room with light, power and water. The front of the property is laid to brick and offers one parking space.

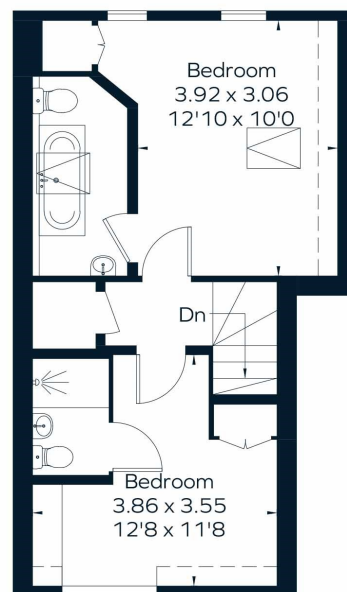
Council Tax Band: D

Approximate Area = 85.3 sq m / 918 sq ft
 Garden Room = 11.6 sq m / 125 sq ft
 Total = 96.9 sq m / 1043 sq ft
 Including Limited Use Area (1.9 sq m / 20 sq ft)

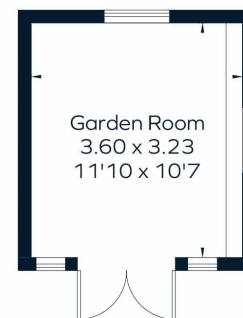


Ground Floor

[] = Reduced head height below 1.5m



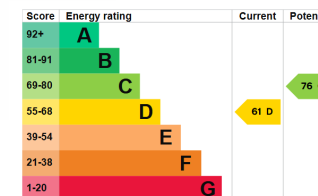
First Floor



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 304373



01672 514820

www.brearleyandrich.co.uk
 1 London Road, Marlborough, Wiltshire, SN8 1PH

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