



 **HOPE COTTAGE, HIGH STREET**
MANTON, Marlborough

BREARLEY & RICH
ESTATE AGENTS

Hope Cottage, Manton, Marlborough, Wiltshire, SN8 4HH

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 characterful period cottage dating back to the mid 19c with a modern single storey extension. The property benefits from beautifully presented well-proportioned accommodation and a lovely south facing garden. The property is in catchment for Preshute primary and St John's secondary school.

* Hall * Three Bedrooms * Cloakroom * Utility room * Kitchen/breakfast room *
* Sitting room * Generous family bathroom * 4th bedroom/study/snug * Southerly facing rear garden * Gas heating * 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, publichouses, 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

Constructed in the mid 1800's this splendid semi-detached cottage occupies a central village location within an easy walk of Preshute Primary School and Marlborough (approx. 1 mile). The front door opens into a welcoming hallway with fitted coat cupboards. Beyond the hallway is a cloakroom and utility room. The well-appointed kitchen ingbreakfast room, with contemporary units and solid wood work tops and a Belfast sink, has a breakfast bar and is part open plan into the sitting area making for a very sociable space. The large sitting area has wood flooring an a woodburning stove. Located to the rear of the property is the dining room with two roof lanterns and bi-folding doors that open onto the lovely south facing patio terrace. There is also a basement room that is currently utilised as a snug, but would also make an ideal home office. On the first floor there is beautiful main double bedroom with a fitted wardrobe and soft pelmet lighting. There two further double bedrooms all of the bedrooms are served by a fabulous size family wet room with a luxurious white suite and a separate shower cubicle.

Outside

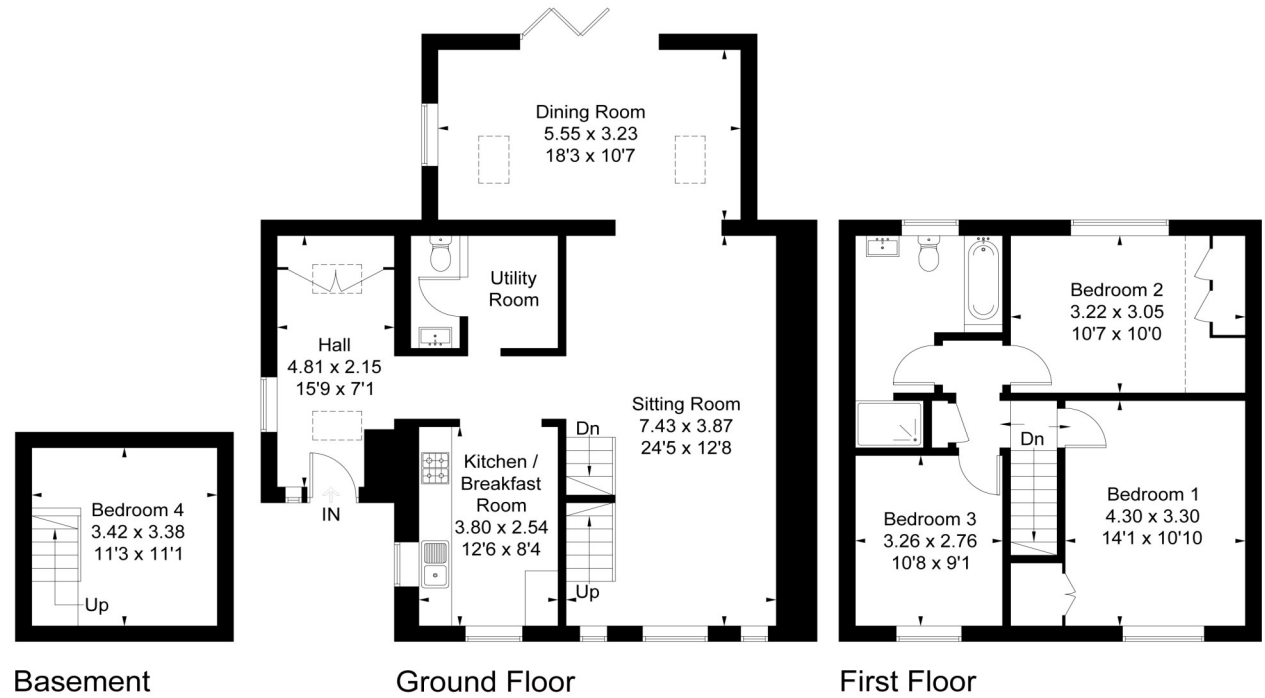
The property has side access to the southerly facing rear garden. The lower level is flagstone terrace with steps rising to a lawn area all enclosed by brick walls and panel fencing. The front garden is laid to shingle with an off-road parking space.



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Approximate Floor Area = 138.0 sq m / 1480 sq ft



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