



23 HIGH STREET, MANTON

BREARLEY & RICH
ESTATE AGENTS

23 HIGH STREET, 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.

**A substantial semi detached house with an excellent garden and lovely views looking over this sought after village.
The property offers easy access in to town or countryside and school catchment for Preshute Primary School and St. Johns Academy.**

* Entrance hall * Live in kitchen/breakfast room * Dining room * Sitting room * Four bedrooms *
* Bath/shower room * En suite shower room * Cloakroom * Utility room * Parking * Gardens * Views over the village *



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. The town is surrounded by glorious downland countryside which is designated an Area of Outstanding Natural Beauty and which includes Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne.



THE PROPERTY

Built in the 1930's this lovely large home was cleverly extended and updated approximately eight years ago, as such the house is well suited to modern family living. The focus of which is the very generous kitchen complete with breakfast bar, plenty of space for a seating area and open in to the dining room. Off the dining area there is a good utility room with a range of fitted storage and an under stair cupboard. There is also a separate sitting room on the ground floor, complete with a wood burning stove. Double doors from the dining room and the sitting room lead in to the garden.

Upstairs, a lovely light landing leads to all four bedrooms, three of which enjoy views to the front over the village. The main bedroom is to the rear and looks over the gardens. There is an en suite shower room with walk in shower and a spacious modern family bathroom.

GARDENS

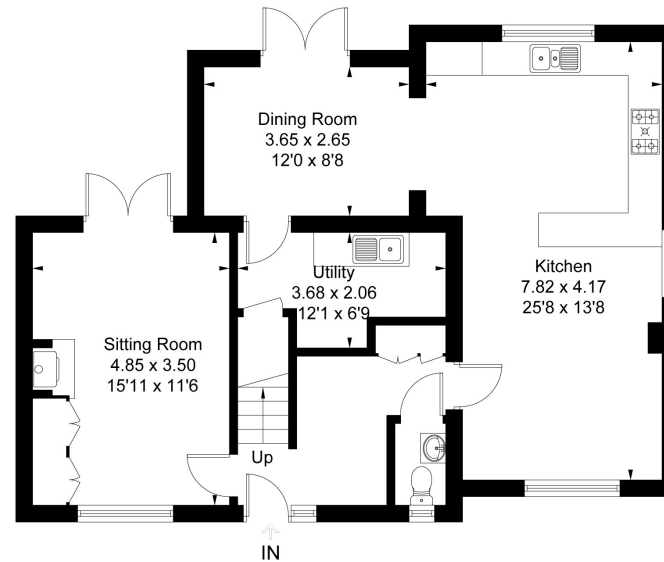
The house is approached from the village street through a pair of five bar gates in to a parking area for 2-3 vehicles. The front garden is laid to lawn with a path leading to the front door and around to the side of the house. Directly to the rear of the house there is a large south facing terrace leading on to the lawn. There are two timber sheds and the back garden is largely private.

SERVICES

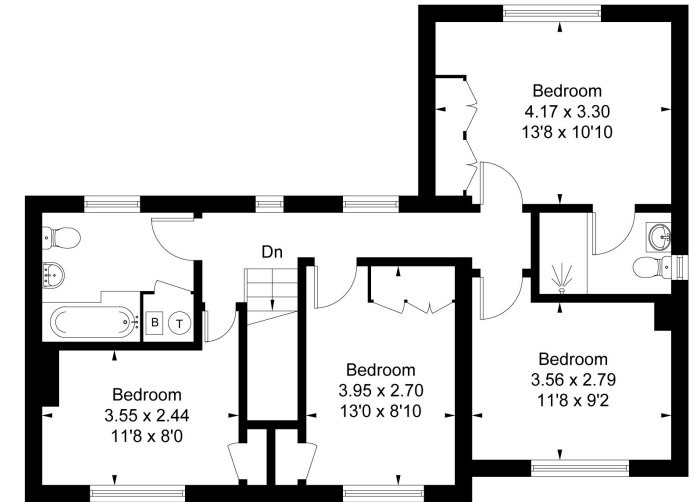
All mains services connected. Fibre broadband connected. Council tax Band D.



Approximate Area = 145.4 sq m / 1565 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 321991

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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