



2 WEST MANTON, MANTON, MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

## **2 WEST MANTON, MANTON, MARLBOROUGH, WILTSHIRE, SN8 4HN**

Marlborough High Street 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 lovely and light detached house lovingly updated and improved by the current owners and situated in a no through road in the sought after village of Manton.  
The property offers easy access into town or countryside and is in school catchment for Preshute Primary School and St. Johns Academy.**

\* Reception hall \* 41' sitting/dining room \* Kitchen/breakfast area \* Office \* Three bedrooms \*  
\* Bath/shower room \* Utility room \* Cloakroom \* Parking for several vehicles \* Gardens front and rear \*



### **MANTON**

Manton is a very popular village to the west of Marlborough within walking distance of the town centre along the banks of the River Kennet. The village has an active community and offers the highly regarded Preshute Primary School, a lovely recreation ground, public house and a church. The village also hosts the annual one day Mantonfest music festival.

### **MARLBOROUGH**

Nearby Marlborough is an historic and thriving market town benefitting from 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, an independent cinema, golf club 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, Marlborough College, Dauntsey's, St. Mary's Calne and St. Francis and Pinewood Preps.



## THE PROPERTY

This unique home has been significantly updated by its current owners who have created a wonderfully light open plan living and entertaining area and added a first floor bedroom within a loft conversion. The sitting/dining room is split into separate areas for lighting for cosy evenings and features solid oak flooring within the sitting area and a wall mounted wood burning stove. Large windows front and rear allow both the morning and evening light to flood in. The dining/breakfast area adjacent to the kitchen has French doors leading out to the garden. Around the corner from the dining room, the kitchen sits across the back of the property overlooking the garden, and has a tiled floor. The kitchen has space for a range cooker and for a large fridge freezer. There is also a further door to the garden from the kitchen. The garage has been repurposed and now provides a large utility room at the front and an office behind, enjoying views over the garden.

Downstairs there are two bedrooms served by a modern bathroom with a rainfall shower over the bath. There is also a separate cloakroom. On the first floor there is a 24' main bedroom with a dressing area at one end and eaves storage. There is the potential for an ensuite bathroom to this bedroom subject to relevant consents.

## GARDENS

The house is approached over a block paved drive providing extensive parking and access to the front door. The front garden is laid to lawn with a weeping silver birch and a mature shrub border. The rear garden has been landscaped to include a large terrace with attractive porcelain tiles. The lawn has been edged with Spanish oak sleepers and provides a great space from which to enjoy both morning and evening sunshine. The garden also has space for raised vegetable beds and a log store, there is also side access.

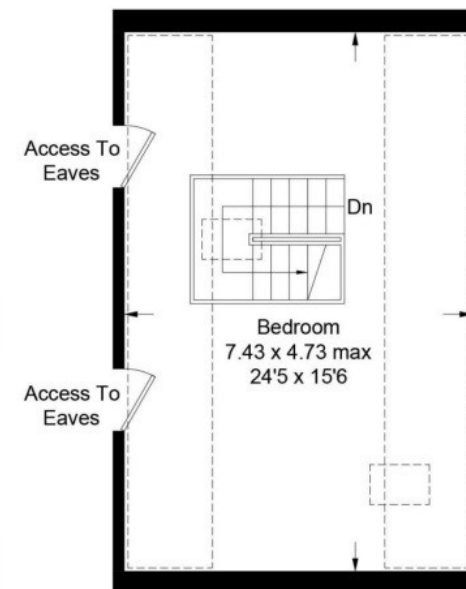
**SERVICES** Mains gas, electricity and water. Private septic tank drainage. Council tax Band E. Broadband currently 35mbps minimum, Gigaclear full fibre is also in the street.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Approximate Gross Internal Area = 133.9 sq m / 1441 sq ft

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