



14 HIGH STREET
MANTON, Nr MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

14 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 charming light and airy bay fronted period semi-detached home with
a superb garden and within catchment for Preshute primary and St John's secondary school. No onward chain.**

* Hall * Sitting room * Kitchen/breakfast room * Ground floor shower room & WC * Utility room * Two bedrooms * Bathroom (with a dressing room off it) *
* Gas heating to radiators * Driveway * Generous corner plot shaped garden * Sash windows *



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

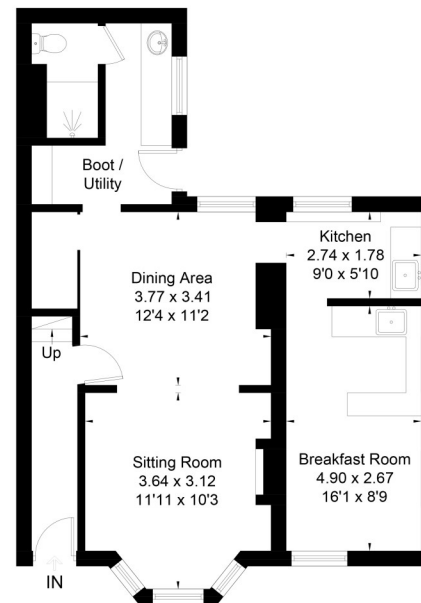
An early Edwardian period semi-detached property with steps up to a welcoming hallway that leads to a spacious sitting room with a bay fronted window to the front, a window to the rear and also has a recessed wood burning stove. Beyond the sitting room is a single storey extension (originally the garage) which is now a lovely dual aspect kitchen/ dining room. To the rear of the property is a very useful utility room that has a sink and space for a washing machine and dishwasher. Beyond the utility is a modern shower room and WC. A door from the utility room leads to the rear garden terrace, which is a very private area for dining al fresco. On the first floor there are two double bedrooms, with the main enjoying far reaching views to the front. A dressing room from the landing leads to the bathroom which has a white suite and this completes the accommodation.

Outside

The property has a driveway to the front which requires investment to make the approach to the property easier. There is a superb corner plot garden property to the right hand side. The lower level is a flagstone terrace with steps rising to a lawn area, all enclosed by mature hedges and retaining brick walls.



Approximate Floor Area = 104.0 sq m / 1119 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68657

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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