



22 WEST MANTON, MANTON, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

22 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 substantial detached house with annex situated on the edge of Manton with a large garden offering views over fields and across the valley. The accommodation is flexible and offers potential for the annex to be incorporated or even further extension subject to permissions.

* Large porch in to reception hall * Sitting room * Dining room * Kitchen/breakfast room * Utility room * 4/5 bedrooms (including 2 annex bedrooms) *
* 4 Bath/shower rooms * Cloakroom * Integral garage * Parking for several vehicles * Potential for further extension * Plot of approximately 0.63 acres *



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 substantial modern home is situated towards the end of a no through road. The property has been extended with an annex offering the potential for fully self contained secondary accommodation if required although this could also be incorporated fully in to the main house. The accommodation is well laid out and benefits from good storage with principal rooms being south facing and having views over the garden. The property is entered through a large lobby with plenty of space for coats/boots in to a hall where doors lead to the cloakroom, a sitting room with open fireplace and sliding doors on to the patio and a kitchen/breakfast room with a door to the garden and which is lovely and light and has a tiled floor, modern units and space for a sofa and a table. There is a separate dining room/large study to the front of the house. The main staircase from the hall leads to a light landing with views across the valley. There are three good sized bedrooms off this landing (one having an en suite shower room) and a family bathroom. Off the kitchen there is a second sitting room with double doors opening on to the garden and which can be used as part of the annex. Beyond here is a corridor with door to outside (direct annex access) and an annex kitchen area, ground floor bedroom/study with adjacent shower room and a staircase leading to a further bedroom overlooking the rear garden and with an en suite bathroom.

GARDENS

The house is approached over a driveway providing parking for several vehicles in front of the integral garage. The front garden is laid to lawn with access around both sides of the house. To the rear of the house there is a south facing patio directly outside the sitting room with space for a table and chairs. The patio extends outside the kitchen and steps lead up to two level areas of lawn where there is a timber shed and a greenhouse. Beyond here a gate leads in to a further area of garden with mature trees and a lovely view to the west across fields.

SERVICES Mains electricity, water and drainage. Oil fired central heating, Council tax Band G.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

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