



MANTON,  
MARLBOROUGH

Carter Jonas



## 9 WEST MANTON, MANTON, MARLBOROUGH, WILTSHIRE, SN8 4HN

### AMENITIES

- Extension potential (STPP)
- Detached
- Three bedrooms
- Two bathrooms (one ensuite)
- Kitchen / dining room
- Spacious sitting room
- Study
- Large garden
- Driveway parking and garage
- Village Location

### SITUATION

Manton is on the southern banks of the River Kennet approximately 1 mile from Marlborough. The walk into Marlborough is about 15 minutes via a lane and footpath which follows the river. Village amenities include an excellent primary school, a toddler group, a church and a public house. There is also a recently renovated recreational ground in Manton with a playground/adventure course which runs down to the river. Marlborough is a thriving market town with excellent shopping including Waitrose and Tesco's, as well as restaurants including Rick Stein, ASK and Caff  Nero in addition to the shopping precincts Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The leisure centre and golf club and tennis club provide excellent sporting facilities. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Train services (Paddington in 50 minutes from Hungerford or Swindon) and M4 connections make London easily accessible.

### DESCRIPTION

9 West Manton is a spacious three bedroom detached bungalow offering excellent scope for extension, subject to obtaining the necessary consents, like many have already done on the road.

At 1356 square feet (including the garage), there are already generous proportions throughout and as with many single storey dwellings, there is great flexibility of space.

A welcoming entrance hall leads to all principal rooms and the whole property enjoys a good flow to the accommodation. The heart of the home is the bright and spacious kitchen/dining room, thoughtfully designed with plentiful storage, integrated appliances and space for a large dining table. With views out over the garden this room is perfect for entertaining and also links through to the adjoining garage, which has been partially converted into a utility area.

The sitting room is a cosy yet light-filled room, with French doors opening onto a terrace that overlooks the garden - ideal for relaxing or hosting guests. There is a useful study which is ideal for those

## A SPACIOUS DETACHED BUNGALOW WITH FABULOUS EXTENSION POTENTIAL (STPP), ENJOYING A PEACEFUL LOCATION IN A PRIME VILLAGE CLOSE TO MARLBOROUGH.



working from home. This room could also be used as a smaller, kids' bedroom, should there be the need.

The three bedrooms are all accessed off the central hallway, including a generous principal bedroom with en-suite shower room. There are two further double bedrooms, both of which are served by the well-appointed family bathroom.

### OUTSIDE

The property has off-street parking for numerous cars and benefits from an integral garage. The property is set back from the road with an area of garden to the front and access around the side of the house to the substantial rear garden. The rear garden enjoys great privacy and is mainly laid to lawn, bordered by mature shrubs. A paved terrace is located off the sitting room, with a further paved area at the bottom of the garden perfectly positioned to pick up the afternoon sun and a great place for outdoor entertaining. The property features 16 solar panels, offering energy efficiency, reduced electricity bills by approximately  2500, and a lower carbon footprint.

**GUIDE PRICE:**  550,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

Classification L2 - Business Data

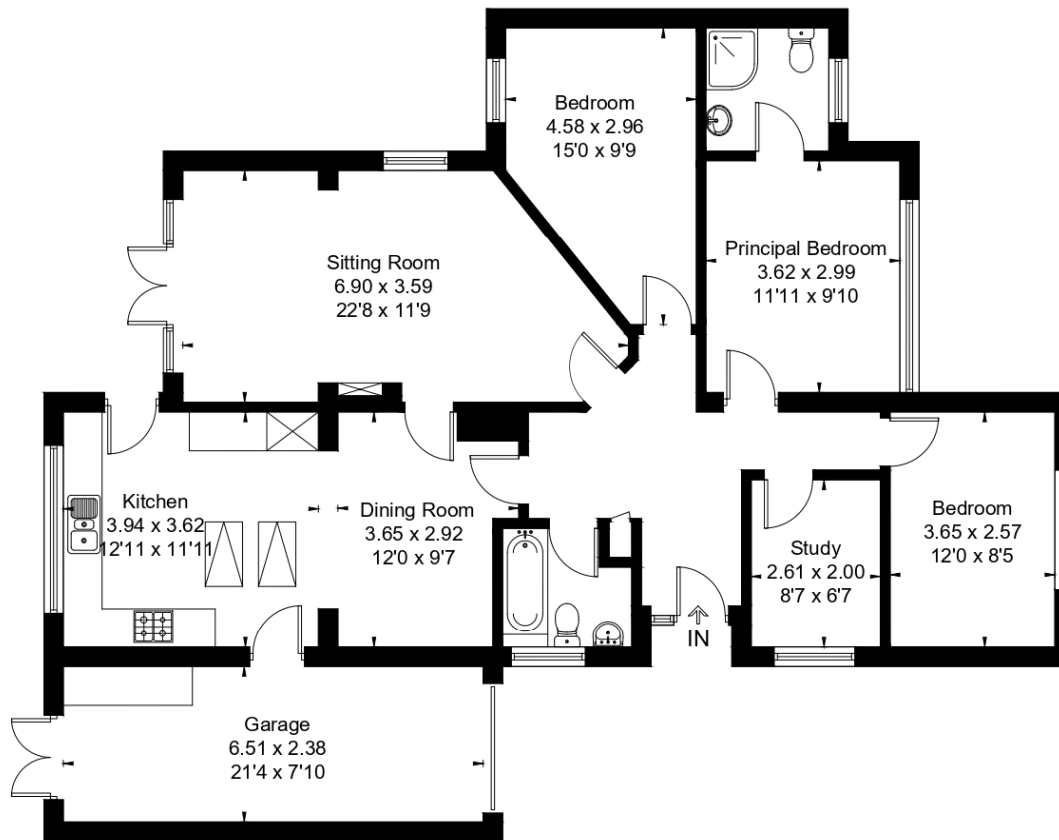




Classification L2 - Business Data



West Manton, Manton Marlborough, SN8  
Approximate Area = 1356 sq ft / 126.0 sq m  
(Including Garage / Excluding Shed)



Shed  
2.10 x 1.50  
6'11 x 4'11

(Not Shown In Actual  
Location / Orientation)

## Ground Floor



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 #94688

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: E
- Energy efficiency rating: B
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

*These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.*

Classification L2 - Business Data