

HIGH STREET,
MANTON

Carter Jonas

48 HIGH STREET, MANTON, MARLBOROUGH, WILTSHIRE, SN8 4HW

SET BACK FROM THE ROAD AND ENJOYING GARDENS TO FRONT AND REAR, 48 HIGH STREET IS A CHARMING FOUR-BEDROOM DETACHED HOUSE LOCATED IN THE POPULAR VILLAGE OF MANTON.



KEY FEATURES

- o Sought-after village setting in Manton
- o Elegant double-fronted detached residence
- o Approximately 1,885 sq ft of accommodation
- o Four well-proportioned bedrooms
- o Three flexible reception rooms
- o Superb family kitchen with dining space
- o Ideal layout for modern family living
- o Enclosed rear garden with excellent privacy
- o Driveway parking for multiple vehicles
- o Integral garage
- o Conveniently located for Marlborough and local amenities

SITUATION

Manton has an active village community and excellent amenities including the village pub, The Oddfellows, a village hall and church. There is also a recently renovated recreational ground in Manton with a playground which runs down to the river. Preshute Church of England Primary School serves the village and is highly regarded locally. Excellent secondary school options include St John's Marlborough and Marlborough College.

Marlborough is a vibrant market town offering a mix of major retailers, independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema located on The Parade.

The leisure centre and golf club provide excellent sporting facilities and there are thriving tennis, cricket, running and rugby clubs in town. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links, with regular services to London are at Pewsey, Great Bedwyn, Swindon and Hungerford.

Classification L2 - Business Data

DESCRIPTION

This attractive double-fronted detached family home is situated in the highly sought-after village of Manton and offers generous, versatile accommodation extending to approximately 1,885 sq ft. Boasting four well-proportioned bedrooms and three spacious reception rooms, the property provides an ideal layout for modern family living, with ample space for both entertaining and everyday life.

At the heart of the home is a superb eat-in kitchen, offering plenty of room for dining and socialising, while the three reception rooms provide flexibility for a formal sitting room, family room, home office or playroom. The property enjoys a wonderful balance of character and practicality, with bright and airy accommodation throughout. The first floor comprises four well-proportioned bedrooms, including a principal bedroom with en suite facilities, together with a family bathroom serving the remaining bedrooms.

OUTSIDE

The house benefits from a private front & enclosed rear garden, off-street parking for several vehicles and integral garage, adding further convenience. Occupying an enviable position within this popular village, the property offers a peaceful setting whilst remaining within easy reach of Marlborough and its excellent range of amenities, schools and transport links.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: F (Wiltshire Council website for current cost)
- Energy efficiency rating: D
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

GUIDE PRICE £800,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office









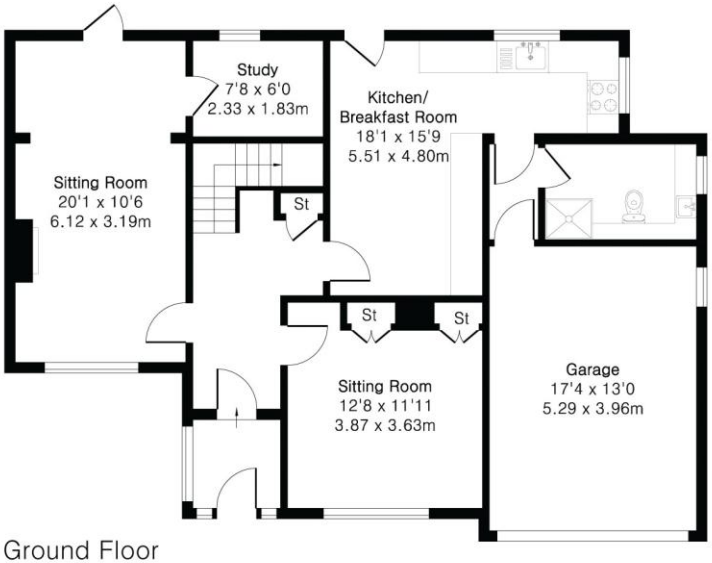




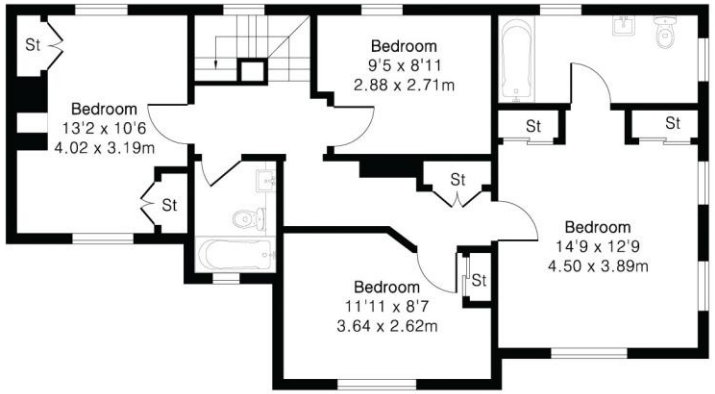
Approximate Gross Internal Area 1885 sq ft - 175 sq m
(Including Garage)

Ground Floor Area 1100 sq ft – 102 sq m

First Floor Area 785 sq ft – 73 sq m



Ground Floor



First Floor

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