



**MANNINGFORD ABBOTS,
PEWSEY**

Carter Jonas

SUNDOWN, MANNINGFORD ABBOTS, PEWSEY, WILTSHIRE SN9 6HZ

KEY FEATURES

- o Five bedrooms
- o Two bathrooms
- o Four reception rooms
- o Beautifully presented
- o Annex potential
- o Study/bedroom five
- o Single garage and double garage
- o Sought after village

A BEAUTIFUL FIVE BEDROOM PROPERTY IN THE MOST GLORIOUS SETTING IN A SOUGHT-AFTER HAMLET OF MANNINGFORD ABBOTS IN THE VALE OF PEWSEY.



SITUATION

Manningford Abbots is located in the North Wessex Downs Area of Outstanding Natural Beauty in the heart of the Pewsey Vale. Surrounded by farmland and countryside it offers the perfect rural idyll with a mainline train station to Paddington from Pewsey and to Waterloo at nearby Andover.

On your doorstep you will find many features of gentle village life including a wonderful garden centre at Woodborough, a trout farm for a quiet days fishing, a local village hall offering many activities from yoga to dog training, and a pretty tributary of the River Avon which makes the perfect location for a peaceful walk to Abbots church.

At nearby Woodborough there is an outstanding C of E Primary school and an excellent independent prep school at St Francis in Pewsey. For secondary provision, Dauntseys school and Marlborough College are well regarded in the independent sector.

Pewsey main line station with fast trains (Paddington 70 minutes) is about 2 miles, The M3, A303 & M4 are all within a roughly 30min drive.

DESCRIPTION

Sundown is a much treasured family home and comes to the market for the first time in thirty two years. Built in the 1920's and retaining many original features, full of light and offering comfortable and flexible accommodation. It is set in c1.7 acres of south facing glorious lawns and flower beds with a small orchard. Beautifully presented and deceptively spacious, this is a five bedroomed home offering wonderful privacy and peace. The mature wisteria drapes the front of the house providing a floral canopy which frames the windows and doorways. On entering Sundown through the glass front doors, natural light floods the spacious double height entrance hall with a bespoke staircase and galleried landing above. Many of the main reception rooms are accessed from this welcoming space.

At the heart of the house is a generous kitchen/breakfast room with an island and an Aga. Double doors lead out on to a pleasant and secluded eating area, just one of many spaces for everyday family living and entertaining.

The kitchen flows into a sunny snug with a log burner and this in turn leads to a fifth bedroom/study, an area that has the potential to be reinstated to a one bedroom annex. The more formal drawing room has an attractive open brick fireplace. Patio doors lead out to the garden and a second set of patio doors lead to the south facing conservatory and again out into the garden. Additional ground floor rooms include a storage/utility room with ample storage. Bedroom one which can be found on the ground floor has its own dedicated bathroom, the wisteria clad windows giving a beautiful outlook over the garden. When you reach the first floor, you are met with a large galleried landing from which you will find three of the bedrooms and the family bathroom.

Further benefits include a detached single and double garage and useful outbuildings, together with ample parking.

This is a rare opportunity to acquire a substantial family home in a beautiful setting, combining generous internal space with exceptional gardens and a peaceful rural outlook.

OUTSIDE

Outside, the beautiful and expansive mature garden is a particular feature, with established borders, hedging, and a variety of seating areas set in just over 1.7 acres of private, enclosed garden, bordered to the south by a beautiful brick wall separating Sundown from the Manor.

The property includes ample parking, a single garage and a double garage, whilst in the garden proper there is a summer house & ride on lawnmower shed.

There is a new water treatment system installed under the revamp your tank initiative from Wessex Rivers Trust.

GUIDE PRICE: £1,600,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, oil fired central heating.
- Council tax band: G
- Energy efficiency rating: E
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

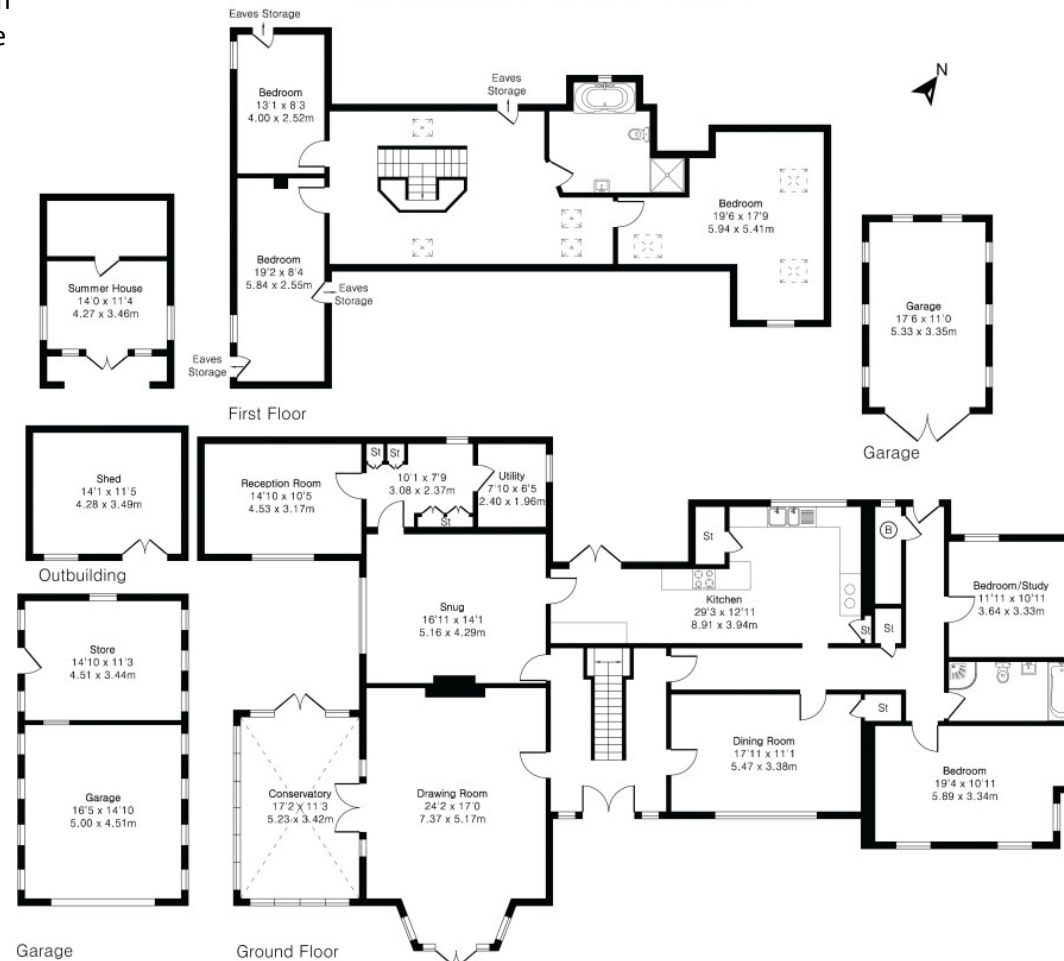
**Approximate Gross Internal Area 3451 sq ft - 321 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 2487 sq ft – 231 sq m

First Floor Area 964 sq ft – 90 sq m

Garage Area 608 sq ft – 57 sq m

Outbuilding Area 320 sq ft – 30 sq m



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 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