



Sought After Location in Marlborough
Guide Price £1,000,000

Winkworth



MANTON HOLLOW MANTON SN8 1RR

The Property

A well presented house with accommodation arranged over two floors, far reaching southerly views. The light entrance hall welcomes you to the house with all the principle reception rooms leading from it. The kitchen dining room has been well designed with an excellent range of storage including a central island. In addition to the main bedroom with ensuite dressing room and bathroom there is an additional bedroom benefitting from an en suite shower room with the remaining 3 bedrooms using the family bathroom.

AT A GLANCE



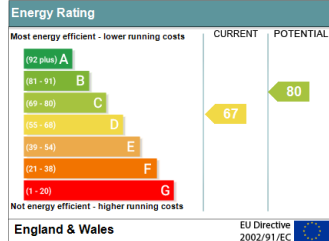
5 3 3 2

- Entrance Hall
- Kitchen/Dining room
- Living Room
- Games room
- Study
- Utility room
- Cloakroom
- Five Double Bedrooms
- Three bathrooms (2 ensuite)
- Dressing room
- Garage and off street parking

South aspect Garden laid to lawn with borders
Paved terrace area.



Address: Forest Hill House, Forest Hill, MARLBOROUGH, SN8 3HN
RRN: 0499-3036-3204-2314-1200



LOCATION

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.

Communications are first class with easy access to the A4 and M4 providing fast access to London and the motorway network (M3 and M5).

Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).

DIRECTIONS

What3words sketch.negotiators.concluded

SERVICES

Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: .

Council Tax Band: G

Broadband and mobile coverage <https://checker.ofcom.org.uk/>

Broadband type	Download speed	Upload speed
Standard	12 Mbps	1 Mbps
Superfast	80 Mbps	20 Mbps
Ultrafast	1000 Mbps	1000 Mbps

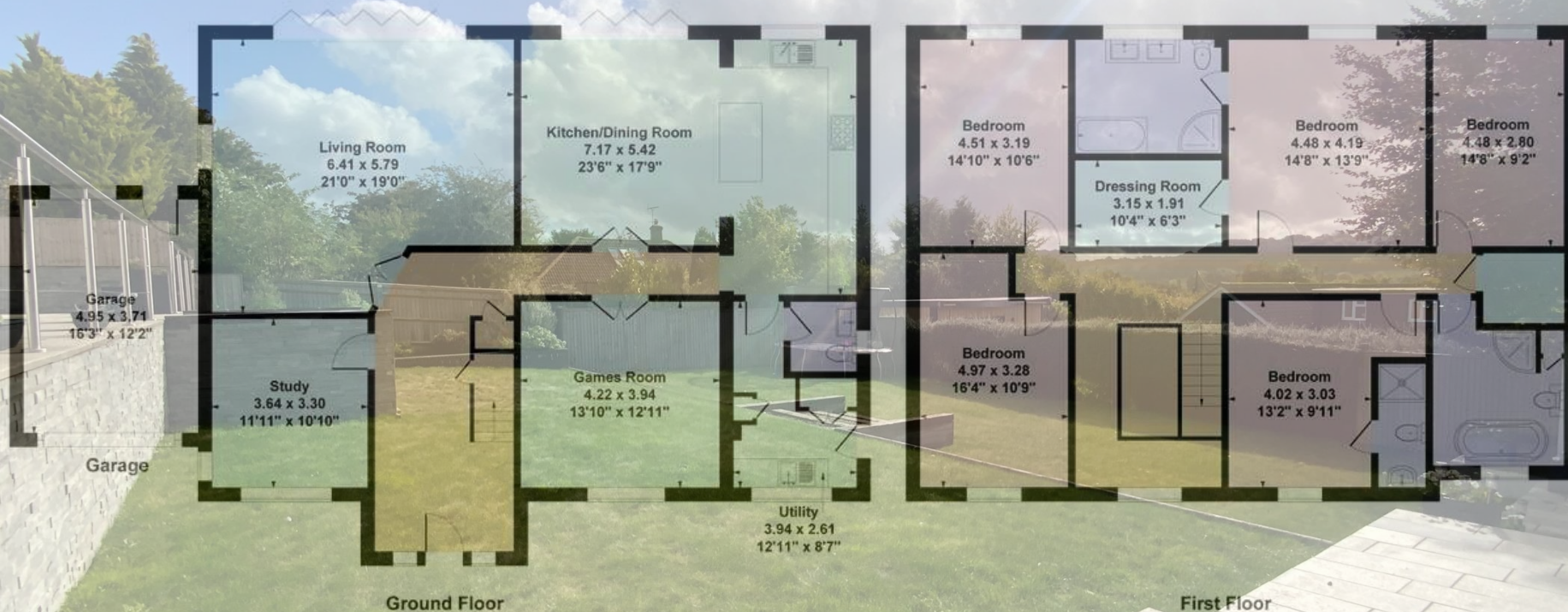
Mobile outdoor

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely



31 Manton Hollow, Marlborough, SN8 1RR

Approximate Gross Internal Area
Total = 281 sq m (3030 sq ft)
Main House = 263 sq m (2832 sq ft)
Garage = 18 sq m (198)sq ft



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

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