



Detached Home in the Popular Village of Manton

Guide Price £750,000





WEST MANTON Manton SN8 4HN



4 3 1 1

The Property

This four-bedroom detached house has been designed to create a spectacular contemporary and light home in this peaceful village enjoying a fine outlook over the adjoining countryside.

LOCATION

Manton is a popular village just outside Marlborough, but within walking distance of the town's amenities. The village has its own church, an 'outstanding' primary school and well-regarded pub, The Oddfellows.

Lying in the lea of Granham Hill, the village sits in an Area of Outstanding Natural Beauty, with the river Kennet running through. There is a lovely walk from the village, along the river, to the centre of Marlborough, which is noted for its wide High Street and excellent schooling, including St John's Academy and Marlborough College. This market town has excellent shopping facilities together with a twice weekly market, numerous cafes, restaurants and pubs. There is a cinema, leisure centre, golf club, two swimming pools and a wide range of clubs and societies.

The town is well located within easy motoring distance of Swindon, Salisbury and Newbury. The M4 Motorway (J15) provides road access to London, Bristol, and the West Country; rail links can be found in Swindon or the nearby villages of Pewsey and Great Bedwyn each offering services to London Paddington (65 mins)..





Extensive shopping facilities are available in the nearby towns of Marlborough.



Communications are first class with easy access to the A4 and M4 providing fast access to London and the national 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).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Golf at Marlborough golf club and Ogbourne Down golf club.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast.



There is a wide choice of nursey, primary and secondary schools, both state and private in the area including the well-known Marlborough College.

General

Services: Mains water, electricity, gas and drainage.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: C

Council Tax Band: . <https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

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

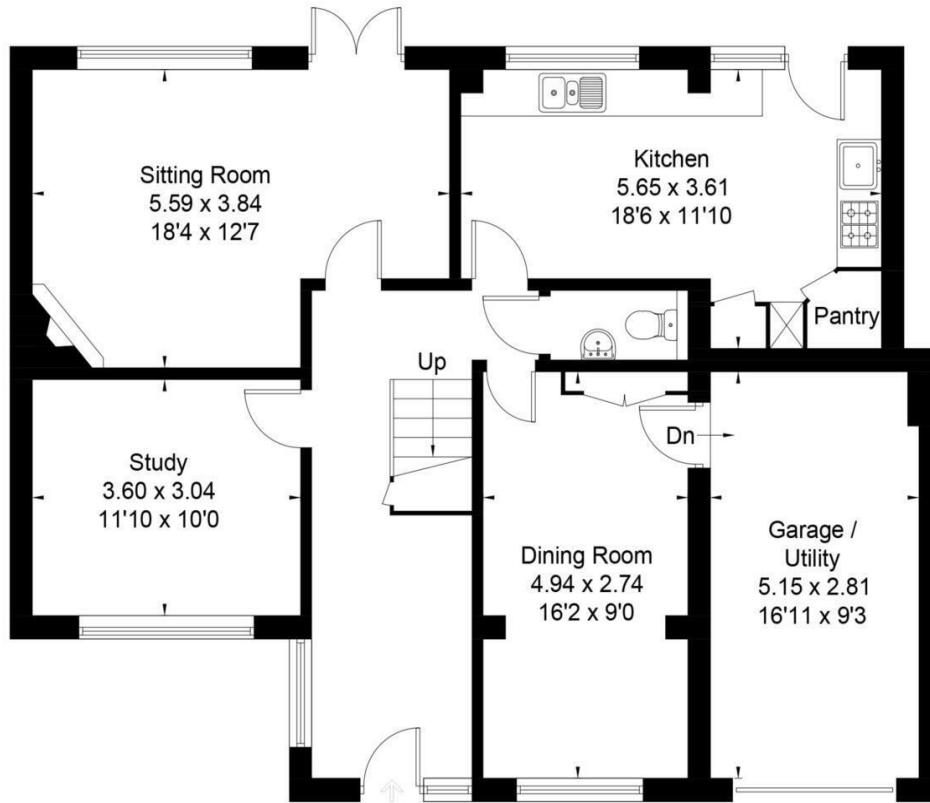
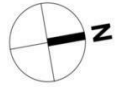
Postcode: SN8 4HN

Directions: <https://what3words.com/bunkers.kicks.gilding>

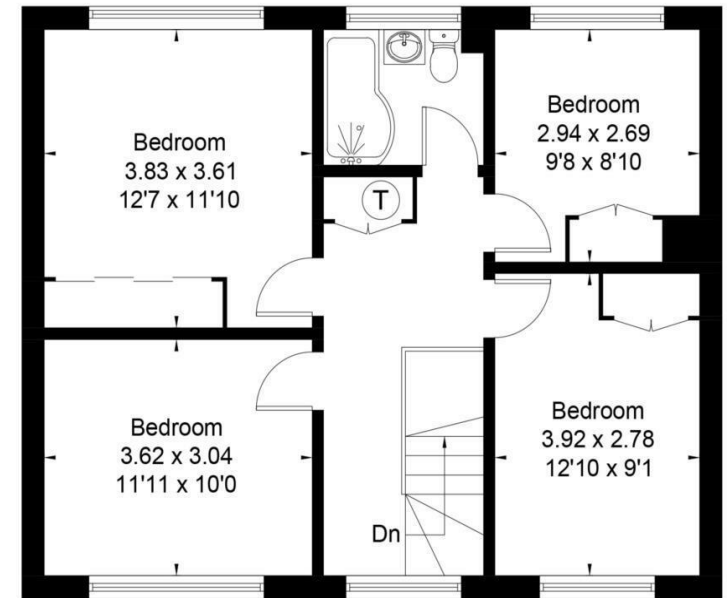


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-100)		79
B	(81-90)		
C	(69-80)		
D	(55-68)	66	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 162.8 sq m / 1752 sq ft
 (Including Garage)
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



First Floor