MANTON,
MARLBOROUGH

Carter Jonas

THE CARRIAGE HOUSE, HIGH STREET, MANTON, MARLBOROUGH, WILTSHIRE SN8 4HH

AT IN EXCESS OF 3400 SQUARE FEET, THIS IS A SUBSTANTIAL AND UNIQUE DETACHED HOUSE LOCATED CENTRALLY IN THE POPULAR VILLAGE OF MANTON.

KEY FEATURES

- c3400 square feet
- 4/5 bedrooms
- 4 bathrooms
- Detached
- South facing garden
- Driveway parking and garage
- Glorious position within a sought-after village
- Primary School in the village
- Village pub
- Walking distance to Marlborough High Street

SITUATION

Manton is on the southern banks of the River Kennet approximately 1 mile from Marlborough. The walk into Marlborough is about 10 minutes via a lane and footpath which follows the river. Manton has an active village community and excellent amenities including a public house, village hall and church. There is also a recently renovated recreational ground in Manton with a playground/adventure course which runs down to the river. There is a primary school in the village and excellent secondary school options including St John's Academy 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

A substantial and highly versatile village home, extending to over 3,400 sq ft, set in a peaceful position on the edge of this sought-after village near Marlborough and enjoying delightful rural surroundings.

Approached via a generous gravel driveway, the house presents an attractive brick façade with dormer windows and a welcoming, courtyard-style frontage. The accommodation is both spacious and flexible, offering an ideal layout for family living, entertaining, or multi-generational occupancy.

At the heart of the home is an impressive vaulted sitting room, featuring exposed timber beams and a striking fireplace, creating a wonderful sense of space and character. This flows naturally through to a large dining room, perfectly positioned for entertaining, and on into a bright and airy garden room with a glazed roof and multiple doors opening onto the garden, flooding the space with natural light.

The kitchen is well-proportioned and centred around the AGA with a good range of fitted units. It is conveniently located next to the utility room, providing practical day-to-day functionality. Additional ground floor accommodation includes the lower entrance hall and handy boot room.

The bedroom accommodation is highly flexible, with the principal bedroom positioned to the rear of the house, enjoying views over the garden and benefiting from an ensuite bathroom. Two further bedrooms (both ensuite) are located off the main entrance hall.

The first floor is currently arranged as a self-contained one-bedroom apartment, complete with its own private access and a patio garden. This space is ideal for guest accommodation, multigenerational living, or potential rental income, and could be readily reconfigured to reintegrate with the main house as two additional bedrooms if required.

OUTSIDE

The property is approached via a shared gravel driveway, providing parking for several vehicles, with an additional garage and further parking space located to the side of the house.

The south-facing garden is a particular feature, enjoying a high degree of privacy and backing directly onto open fields. A terrace, accessed from the garden room, offers an ideal space for outdoor dining and entertaining. The garden itself is well-established, with mature flower beds planted with a variety of shrubs and perennials, creating a charming setting. To the rear, an area currently used for a chicken coop could easily be reinstated to lawn, further enhancing the overall garden space.

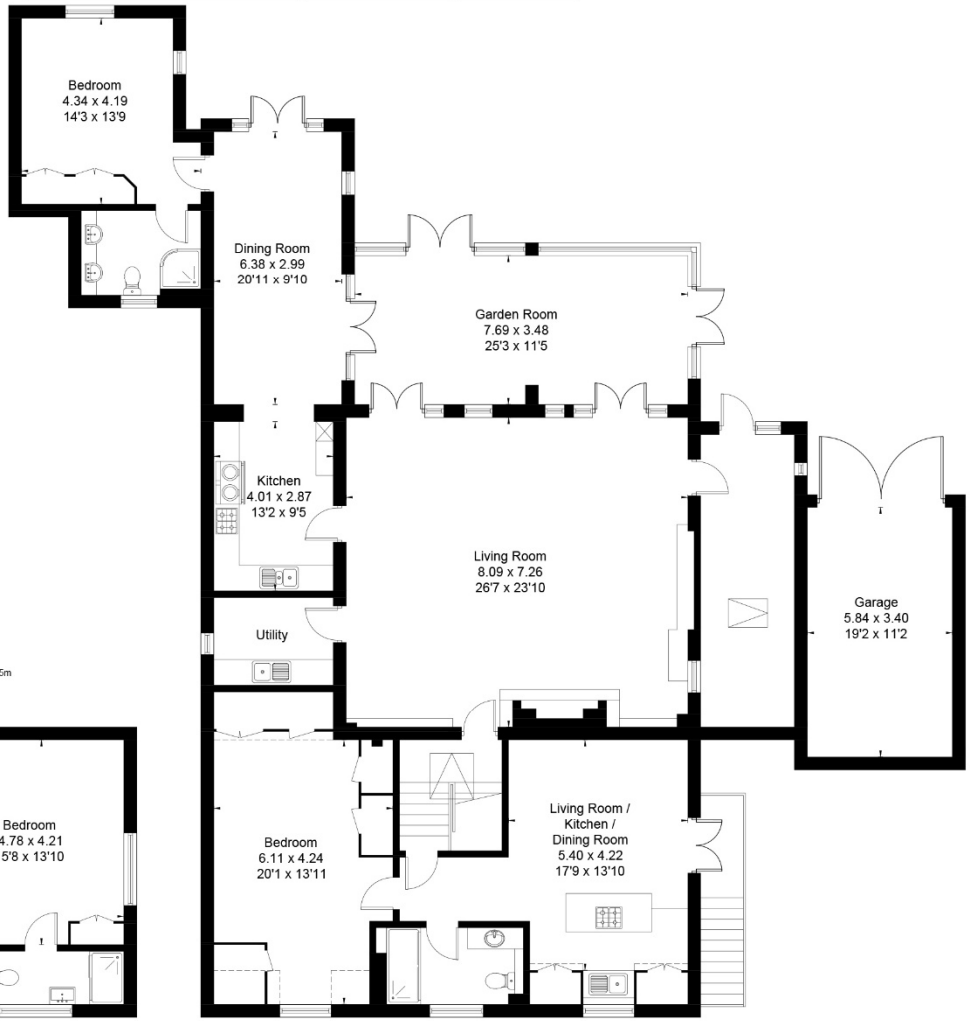
SERVICES & MATERIAL INFORMATION

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

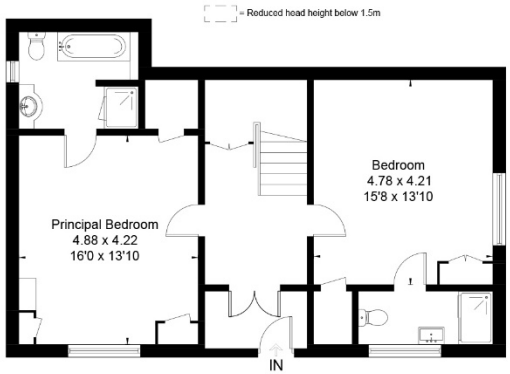
GUIDE PRICE "Offers over" £850,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

High Street, Manton Marlborough, SN8
Approximate Area = 3412 sq ft / 317.0 sq m
Garage = 217 sq ft / 20.2 sq m
Total = 3629 sq ft / 337.2 sq m



Upper Ground Floor



Lower 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 #106543

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