



15 West Manton, Marlborough
Wiltshire SN8 4HN

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property consultants

A DETACHED CONTEMPORARY FAMILY HOUSE WITH A POSSIBLE ANNEXE AT THE EDGE OF THIS POPULAR VILLAGE WITH LOVELY FAR REACHING VIEWS

Situation

Manton lies approx 1 1/2 miles from Marlborough on the southern bank of the River Kennet reached via a lane and footpath. Swindon lies 12 miles to the north, with Newbury 17 miles east and Hungerford 9 miles away. Village amenities include an excellent primary school, toddler group, a church and a public house. Marlborough is a thriving market town with excellent shopping including Waitrose and Tesco, Rick Stein, ASK and Café Nero restaurants. The leisure centre and golf club provide excellent sporting facilities.

The town has a wide range of schools nearby with a primary in the village and at Preshute as well as, St. Francis, St

Margaret's and Pinewood prep schools and Marlborough College, St John's Academy, Dauntsey's and St Mary's Calne.

There are excellent communications with the M4 at junction 15 and 14 respectively 10 miles and 14 miles away and railway stations at Swindon, Hungerford, Pewsey and Great Bedwyn offer access to London Paddington and the South West.

West Manton is a cul-de-sac lying at the edge of the village of Manton in a lovely rural position.

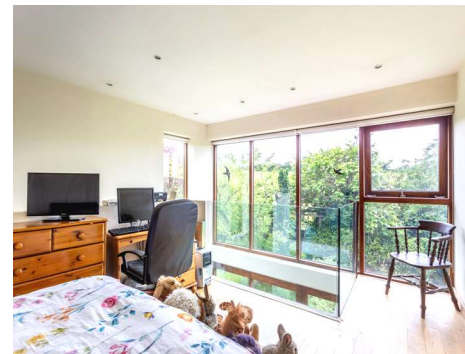
Description

15 West Manton was built in the 60's of brick elevations under a pitched tiled roof

and was subsequently extended some 12 years ago. The accommodation has been designed to take full advantage of its glorious garden and setting with large picture windows. Currently arranged to provide an annexe, it would easily lend itself to being a five bedroom house. The light and bright accommodation has been well maintained and presented.

A glazed **Porch**, with door to the **Double Garage**, leads to the **Entrance Hall** with stairs to first floor, to one side is a **Bathroom**, the **Breakfast Room** with tiled floor and door to terrace and the **Kitchen** with a range of wall and floor units with space for washing machine, and electric oven and hob with extractor above. On

the other side of the **Hall** lies the dual aspect **Sitting Room**, carpeted with a stone fireplace and French windows to the garden. The recent extension provides a contemporary galleried type space with huge windows letting in the light and allowing the views. This comprises an open plan **Sitting Area** with timber flooring large French and picture windows and a **Kitchen Area** with breakfast bar and range of units incorporating a steel sink two ovens and electric hob and extractor. Designer Oak stairs with Mahogany inlay lead to a galleried **Bedroom** with a glass balcony with **Dressing Area** and **ensuite Shower Room**. The main stairs lead to **four further Bedrooms** with built in wardrobes and a **Family Shower Room**.





Outside

The house is approached by a tarmacked drive and parking area leading to the integral **Double Garage**. The private gardens surround the house and have been lovingly stocked and maintained; a true plantsman's garden, with all year round colour and uninterrupted views across fields. To the front is a mature Silver Birch and wild flower meadow, underlaid with many spring bulbs and flowers, with lawns flowing from the side, where there is also a Summer House, and on round to the rear garden and a terrace ideal for entertaining. There are well established beds brimming with carefully thought through plantings. The house has all round exterior security lighting and 14 PV/Solar panels providing some income from unused electricity generated sent to the grid.

Tenure

Freehold

Services

Mains water drainage and electricity, oil fired central heating. Broadband speed 99.6Mbs download 95.2Mbs Upload, (Source Uswitch)

EPC: D65

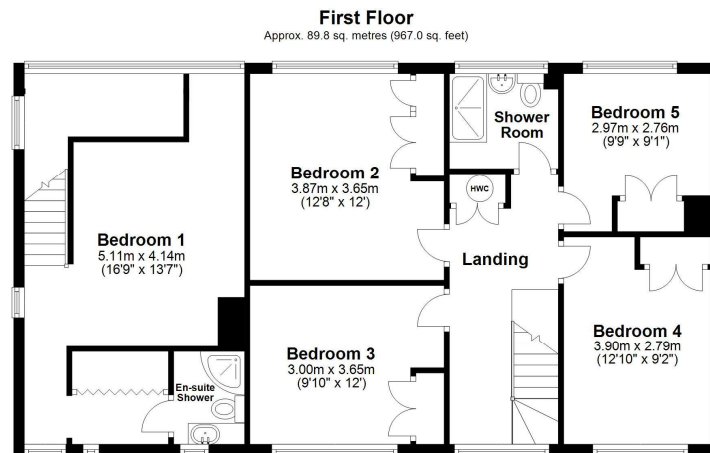
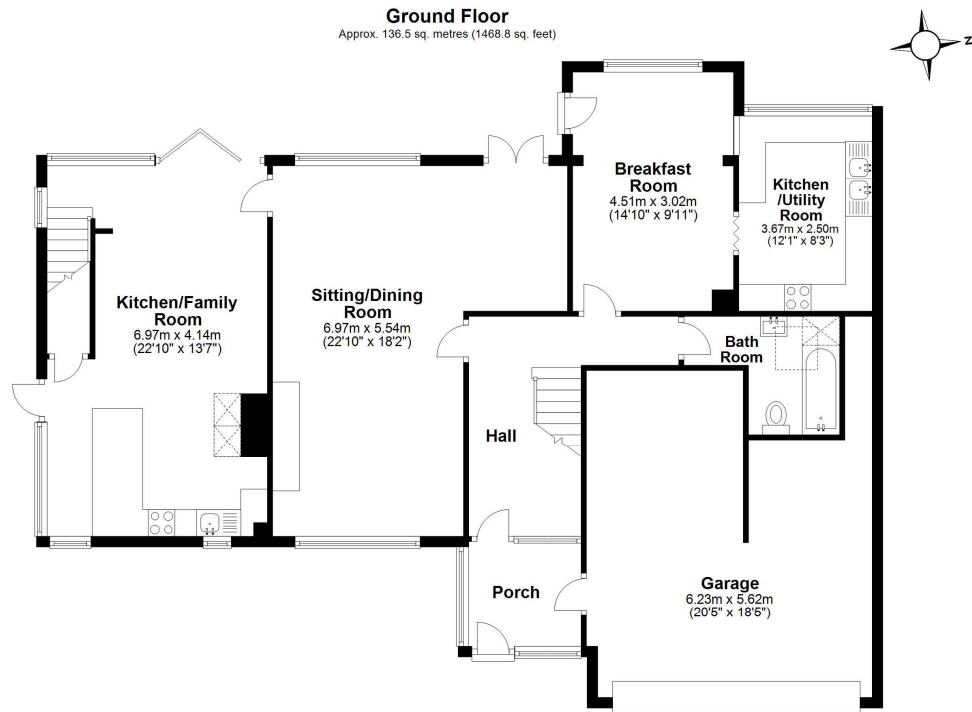
Local Authority

Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN Postcode SN8 4HH

Directions

From Marlborough take the A4 west, turn left into the village of Manton. Follow round the main street with the pub on your right. West Manton will be found at the end on the left and no 15 is at the top on the right.





Total area: approx. 226.3 sq. metres (2435.8 sq. feet)



Address: 15 West Manton, Manton, MARLBOROUGH, Wiltshire, SN8 4HN
 BRN: 8203-8900-4329-0297-0613

Energy Efficiency Rating			Environmental Impact (CO2) Rating		
	Current	Potential		Current	Potential
Key energy efficient - lower running costs			Key environmental friendly - lower CO2 emissions		
(95-100) A			(95-100) A		
(85-95) B			(85-95) B		
(75-85) C			(75-85) C		
(65-75) D	65	75	(65-75) D	54	66
(55-65) E			(55-65) E		
(45-55) F			(45-55) F		
(35-45) G			(35-45) G		
Not energy efficient - higher running costs			Not environmental friendly - higher CO2 emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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