



Scrumpety Burrows, Manton,
Marlborough, Wiltshire SN8 4HH

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A SUBSTANTIAL (C, 2.700 SQ FT) BEAUTIFULLY PRESENTED VILLAGE HOUSE WITH STUNNING KITCHEN AND A PRIVATE WALLED GARDEN, ON A NO-THROUGH-ROAD

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, 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.

Scrumpety Burrows is situated toward the end of a cul-de-sac in the quiet and peaceful village of Manton from which there is a pretty walk along the river to Marlborough Town Centre.

Description

Scrumpety Burrows is built of white washed elevations under a slate tiled roof.

The property, which has been completely refurbished to a high standard, dates back to the 19th Century. The ground floor benefits from under-floor heating and has a mixture of carpet and ceramic tiles.

It provides wonderful space for a family to live in comfort and ease and has a beautifully designed kitchen by Devizes Fine Kitchens, providing stunning space for modern living and includes wooden work surfaces, a Siemens integrated fridge, dishwasher and Rangemaster cooker with an induction hob and wine fridge. The **Living Room** has a fitted gas fire. The **Utility Room** is reached via the kitchen and where there is a washing machine and tumble dryer. Triple glazed bi-fold doors lead from the Kitchen to a large **Terrace**.

The first floor also has a mixture of under-floor heating and radiators and benefits from a newly designed **Master Bedroom en-suite Bathroom** and a **Dressing Room** has been fitted with a range of wardrobes and drawer space. There are two further **Bedrooms**. A newly designed **Family Bathroom** which has a separate Shower. There is also a **Study/4th Bedroom**.

Outside

Bi-fold triple glazed doors open out from the **Kitchen** on to a large **Terrace**. Extending out beyond the terrace is an enclosed walled garden, a beautiful well-tended lawn surrounded by well-kept flower beds and hedgerows. At the edge of the garden, there is a most impressive combined office and gym; which is effortlessly modern and stylish.





Services

Mains water drainage and electricity, gas central heating.

EPC: D61

Tenure

Freehold

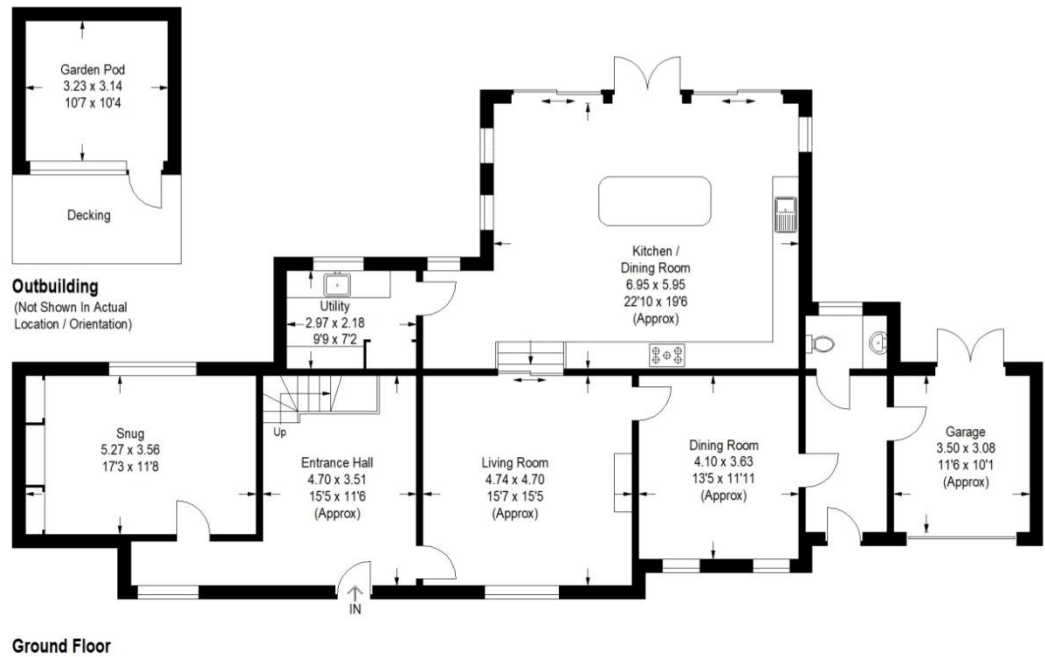
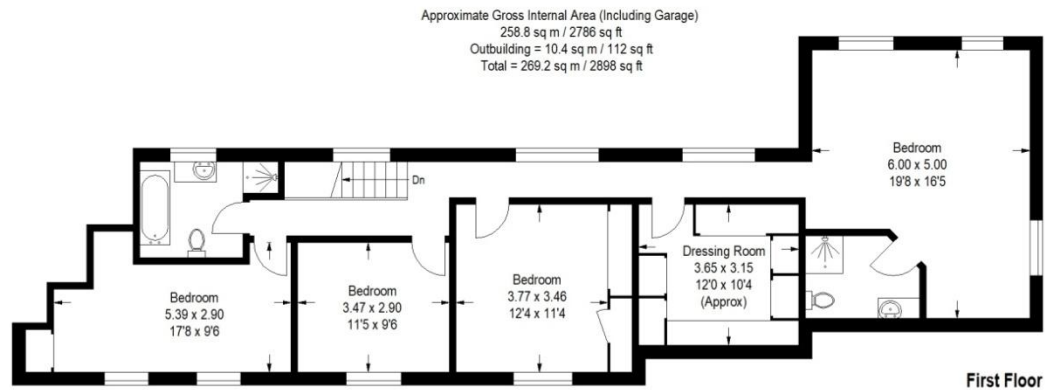
Local Authority

Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN

Directions

From Marlborough take the A4 west, turn left into the village of Manton and at the right hand bend by the Pub, turn left and Scrumpty Burrows will be found on the left





Outbuilding
 (Not Shown In Actual
 Location / Orientation)

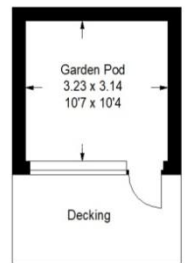


Illustration For Identification Purposes Only. Not To Scale (ID:530037 / Ref:69439)





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