



HIGH STREET,
MANTON

Carter Jonas

UNDERHILL HOUSE, 12A HIGH STREET, MANTON, WILTSHIRE, SN8 4HH

AMENITIES

- 2335 square feet of flexible accommodation
- Driveway parking and garaging
- South facing garden
- Ofsted Outstanding 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 an excellent primary school (Ofsted Excellent), a village hall, a church and a public house. There is also a recently renovated recreational ground in Manton with a playground/adventure course which runs down to the river.

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, Rick Stein'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.

DESCRIPTION

Underhill House is a deceptively spacious four-bedroom family house located in the heart of the popular village of Manton. With flexible accommodation over two floors, there is a wealth of space throughout, and the welcoming entrance hallway sets the tone for the house. The ground floor offers two double bedrooms, one of which is accessed off an additional reception space, which would make an ideal study or playroom.

Stairs lead from the hallway up to the first floor and to the front corner of the house is the dual aspect kitchen/breakfast room. This room enjoys excellent natural light, a great range of fitted units, Belfast sink, dining area and utility cupboard. There is also side access to an external stairwell leading down to the front of the property.

A SUBSTANTIAL AND INDIVIDUAL FOUR BEDROOM FAMILY HOME, SET IN THE HEART OF THE POPULAR VILLAGE OF MANTON.



The main sitting room, with fireplace and wood burning stove, enjoys a warm and cosy feel and has sliding doors leading through to the conservatory. The corner of the sitting room has been cleverly sectioned off and is currently used as a sewing room but would also make a perfect home office.

There is no shortage of reception space, and the first floor also enjoys a second reception space, currently used as a library. This room enjoys a particularly tranquil feel and is a great place to relax by yourself or socialise with friends. The principal bedroom, accessed off the library, enjoys fabulous proportions and benefits from a walk-in wardrobe, which in turn leads through to the ensuite bathroom. There is a further double bedroom which, along with the downstairs bedrooms, is served by the family bathroom.

OUTSIDE

The house is located on the south side of the High Street in an elevated position with a large area to the front offering ample parking for numerous cars. In addition, there is a sizeable garage offering excellent space for storage or additional parking if needed, with a further storage area attached. The south-facing rear garden is mainly laid to lawn with some raised bedding and a selection of mature trees and shrubs. It offers another lovely, peaceful spot to relax and unwind and additionally there is a summer house.



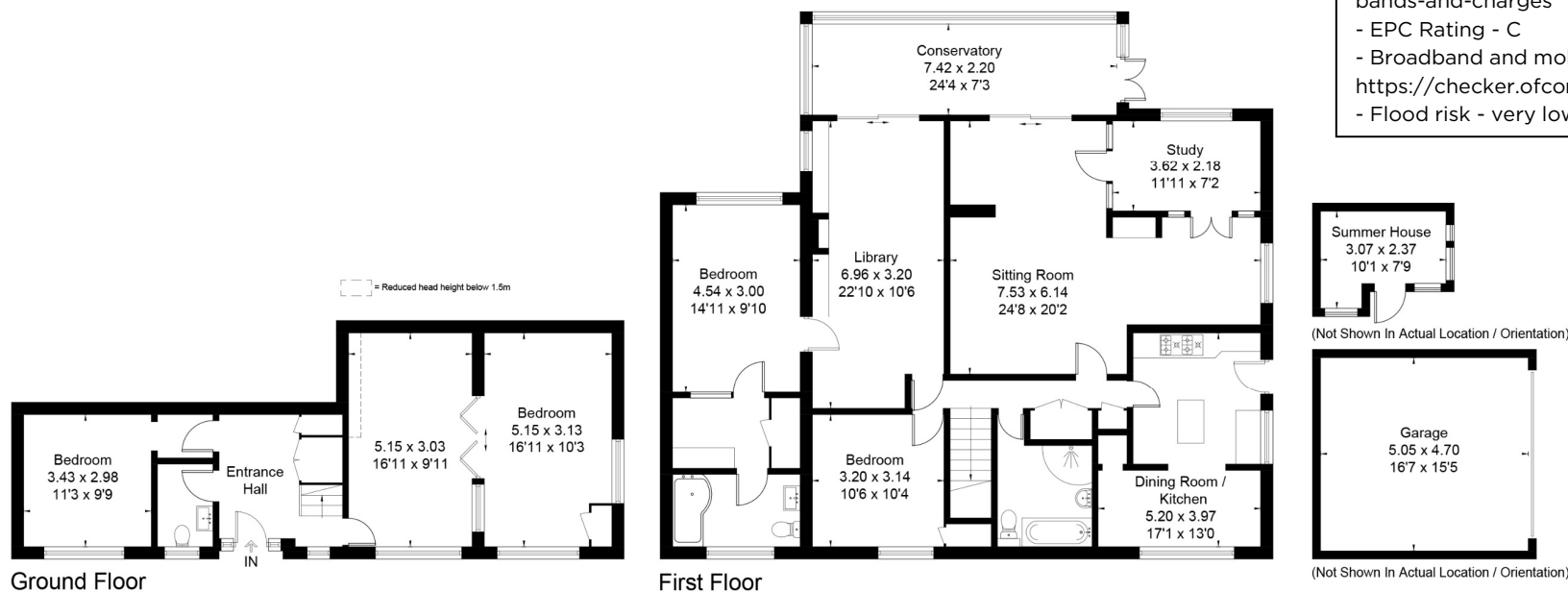
Classification L2 - Business Data

12A High Street, Manton, Marlborough, SN8
 Approximate Area = 2335 sq ft / 216.9 sq m
 Outbuilding = 320 sq ft / 29.7 sq m
 Total = 2655 sq ft / 246.6 sq m



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water and drainage. Gas fired central heating
- Council tax band: G
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- EPC Rating - C
- Broadband and mobile coverage. Please refer to
<https://checker.ofcom.org.uk/>
- Flood risk - very low risk



GUIDE PRICE: £785,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



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 #69305

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