



MANOR LANE,  
BAYDON

Carter Jonas



## PLOT 2, MANOR LANE, BAYDON, SN8 2JD

**A BRAND NEW FAMILY HOME ON THIS SELECT DEVELOPMENT, FINISHED TO A HIGH STANDARD, IN THE VILLAGE OF BAYDON.**

### AMENITIES

- New Build
- Detached Family Home
- Village Location
- High Finish Throughout
- Four Double Bedrooms
- Open Plan Kitchen/Breakfast Room
- Car Port and Parking
- Garden

### SITUATION

Manor Lane is situated on the edge of the village of Baydon, which is surrounded by an Area of Outstanding Natural Beauty: it is criss-crossed by a network of bridle paths and quiet country lanes. Maybank is near to the centre of the village which has a general store/Post Office, a public house, church and a good primary school. Baydon village is in the catchment area for St. Johns secondary school, which is an internationally renowned 11-18 co-educational Academy. The market towns of Marlborough and Hungerford with their various boutique shops, restaurants and coffee shops are within a 13-mile radius. Swindon is approximately 9 miles away and provides excellent rail links to London Paddington. Both junction 14 & 15 of the M4 are 9 and 6 miles away and there is easy access to Membury Services, only 2 miles away.

### DESCRIPTION

Plot 2 Manor Lane is one of three individual family homes on this select development, built by Saxon Gate Homes, set on the edge of the village of Baydon.

Completed to a high standard throughout, the home is built for family living and offers generously proportioned and versatile living spaces.

The real heart of the home is the kitchen/dining room with bi-fold doors opening out to the rear garden, it has integrated appliances and hardwood work surfaces. It is the perfect space for entertaining or family meals. There is a separate sitting room and a study, which could be utilised as a playroom. A utility room and cloakroom complete the downstairs accommodation.

Upstairs are four double bedrooms, two of which have ensuite shower rooms, with the main bedroom having the added benefit of a dressing room and Juliette balcony overlooking the rear garden. The well-appointed family bathroom serves the other two bedrooms.



### OUTSIDE

The house is approached via its own drive providing ample parking and has an adjoining car port. The south facing rear garden is fully enclosed by fencing and walling and is mainly laid to lawn. A patio area provides the perfect spot of al-fresco dining and enjoying the afternoon sunshine. A wooden gate provides side access to the front of the property. The garden is designed to be easy maintained and is a blank canvass for someone to make their own.

**GUIDE PRICE:** £750,000 (Subject to Contract)

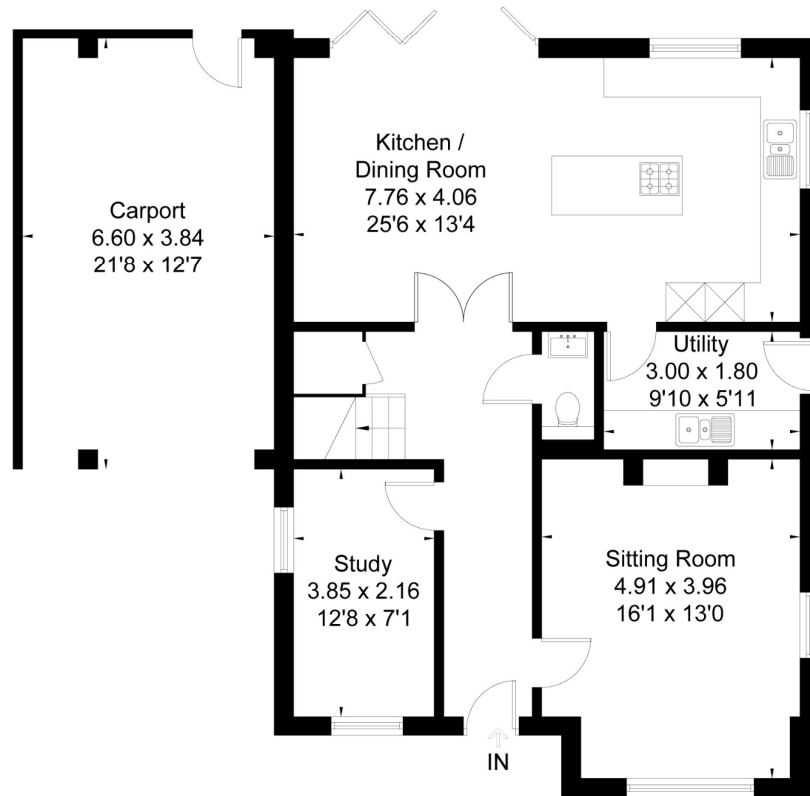
**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office



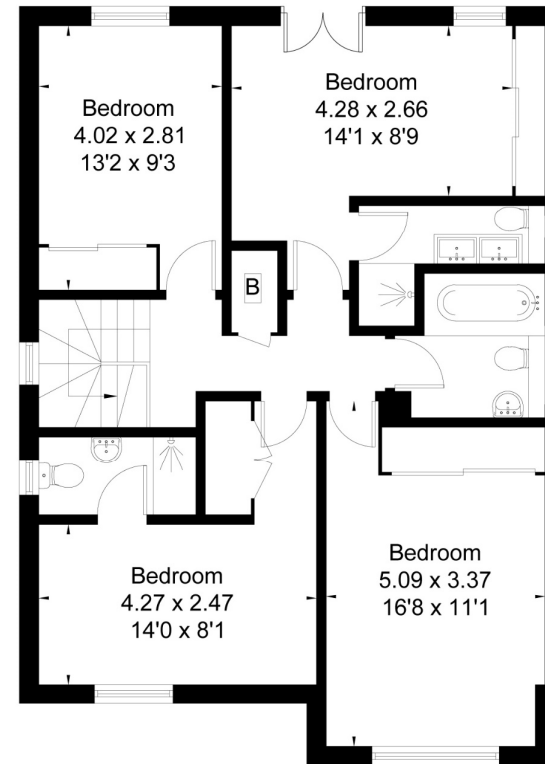


Classification L2 - Business Data

Plot 2, Manor Lane, Baydon Marlborough SN8 2JD  
Approximate Area = 1755 sq ft / 163.0 sq m



Ground Floor



First Floor

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Gas central heating.
- Council tax band: TBC
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to Ofcom website



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 #70321

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#### IMPORTANT INFORMATION

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