



**WILLOWBANK,
MANTON**

Carter Jonas

WILLOWBANK, 44 HIGH STREET, MANTON, SN8 4HW

A DETACHED FAMILY HOME WITH GENEROUS SIZED GARDEN IN THE POPULAR VILLAGE OF MANTON.

AMENITIES

- Detached family home
- Sitting room
- Kitchen/breakfast room
- Four bedrooms
- Large garden
- Garage and parking
- Outbuilding
- Village location

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. Village amenities include an excellent primary school, a toddler group, 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 thriving market town with excellent shopping including Waitrose and Tesco's, as well as restaurants including Rick Stein, ASK and Caffé Nero in addition to the shopping precincts Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The leisure centre and golf club and tennis club provide excellent sporting facilities. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington in 50 minutes from Hungerford or Swindon) rail and M4 connections make London easily accessible.

DESCRIPTION

Willowbank is a detached family home set in the heart of the popular village of Manton, offering generously proportioned and flexible living accommodation with a large rear garden.

The downstairs accommodation has a great sense of flow throughout with the kitchen/breakfast room having views and doors opening out to the rear garden, Bi-fold doors connect the kitchen/breakfast room to main reception room and once opened create a wonderful open plan space ideal for entertaining or large family gatherings. The main reception room floods with natural light due to the lantern lights and doors opening out to the rear garden. There is a study/snug to the front of the property and a downstairs double bedroom with ensuite, ideal for older relatives or for when guests come to stay. A second bathroom completes the downstairs accommodation.



Upstairs there are three further double bedrooms with the main bedroom having the added benefit of its own balcony with elevated views across the rear garden and water meadow beyond. The three upstairs bedrooms are served by the well-appointed family shower room.

OUTSIDE

To the front of the property is gravelled driveway parking for several vehicles, access to the detached garage and a small front garden laid to lawn with mature shrub, hedge and flower borders. The real gem of the property is the rear garden which has been lovingly attended to by the current owners. The garden is mainly laid to lawn with an area of patio for sitting out. There is array of flower and hedge borders and specimen trees. A timber-built outbuilding with power, which is fully insulated, makes for an ideal studio or could be utilised as a home office.

GUIDE PRICE: £1,100,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

High Street, Manton, Marlborough, SN8

Approximate Area = 2160 sq ft / 200.7 sq m

Limited Use Area = 59 sq ft / 5.5 sq m

Garage = 294 sq ft / 27.3 sq m

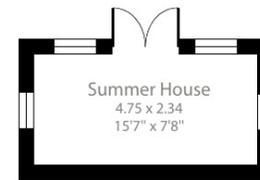
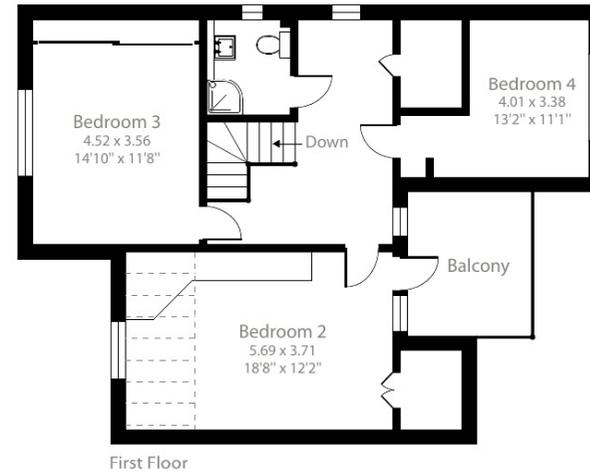
Outbuilding = 120 sq ft / 11.1 sq m

Total = 2633 sq ft / 244.6 sq m

For identification only - Not to scale



Denotes restricted head height



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, septic tank. Gas fired central heating.
- Council tax band: F
- Energy efficiency rating: tbc
- Broadband and mobile coverage. Please refer to Ofcom website

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Carter Jonas. REF: 1214590

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data