

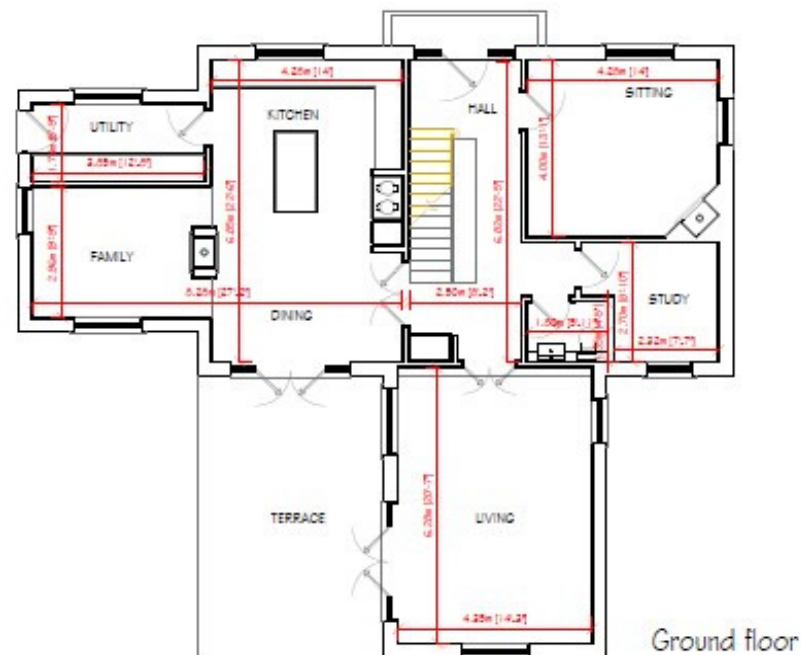
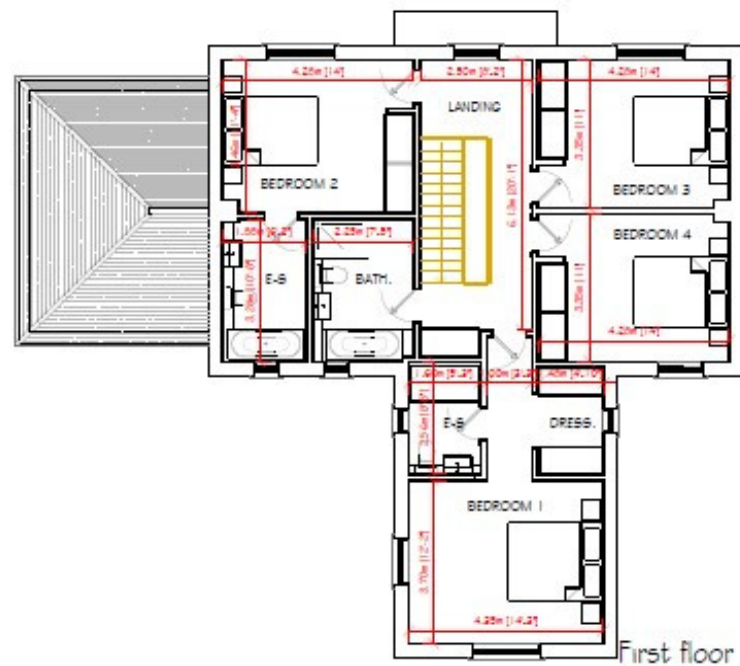


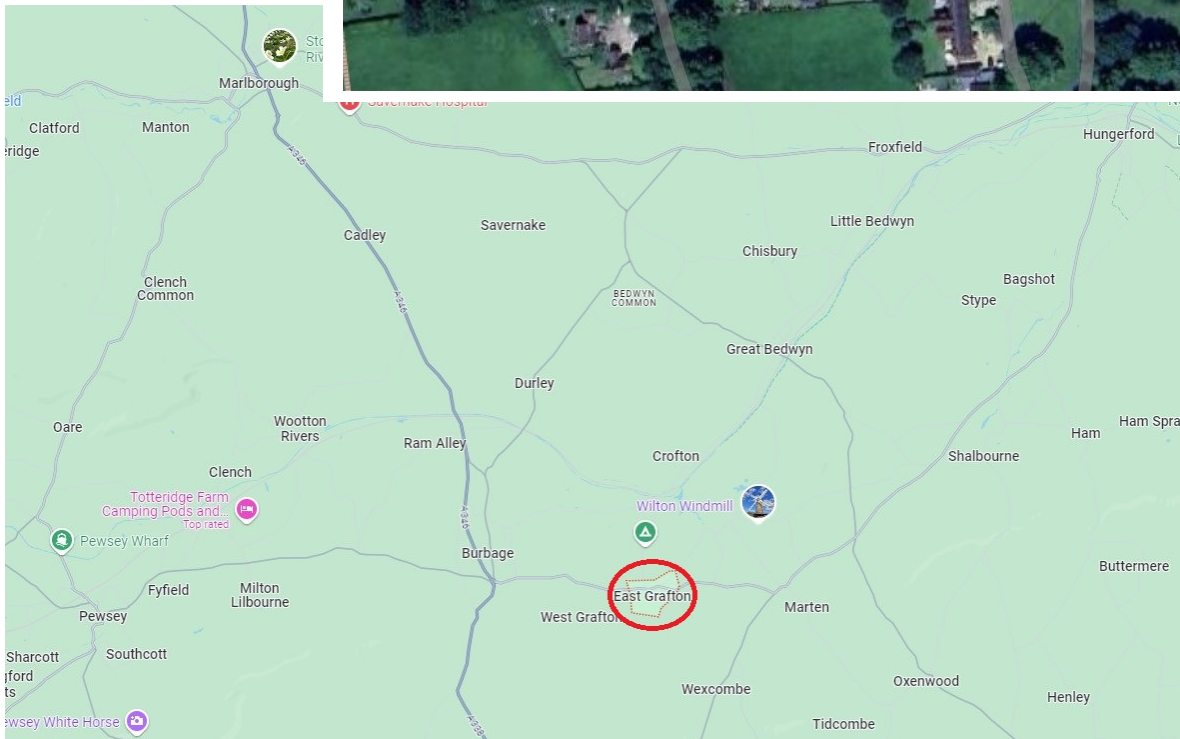
**LAND AT MANOR FARM,
EAST GRAFTON, MARLBOROUGH, SN8 3DB**

Carter Jonas

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- Development plot for a 4 bed/3 bathroom village house
- Full planning permission granted [Planning Application: PL/2024/07689](#)
- Plot size approx. 0.11 ha / 0.28 acres
- Gross internal area of house of approx. 2368 sq. ft. (220sqm)
- Single Garage and adjoining home office of approx. 190 sq. ft. (17.7sqm)
- Four double bedrooms, 2 ensuite bathrooms and family bathroom
- Individually designed house by highly regarded local Architects Fowler Architects and Planning www.faap.co.uk
- South facing garden
- Good local road and rail transport links
- Rare opportunity in highly regarded village setting





DESCRIPTION

This plot offers a rare opportunity to build a wonderful home within the beautiful village of East Grafton. It occupies a quiet position towards the edge of the village which boasts a large village green, thriving Sunflowers Nursery School, church and village hall. Just a short drive to the market towns of Marlborough and Hungerford and within easy reach of Newbury, Salisbury and Swindon. The village is well served with options for schools in the area and is within catchment for St Johns School, Marlborough and Great Bedwyn Primary – with bus services to both. East Grafton is also on the daily bus route to Dauntseys School whilst St Francis prep school and Marlborough College are just a few miles away. The village has excellent road links to M4 and A303 and is within 5 miles of two main line stations (Bedwyn and Pewsey) with direct trains to London Paddington (just over one hour). The rural village of East Grafton is within the North Wessex Downs National Landscape and offers many direct access to walking, cycling and horse riding routes and is just a mile from the Kennet and Avon Canal and Savernake Forest.

What3Words Location: **///relieves.boot.masterpiece**

GUIDE PRICE: £380,000

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