



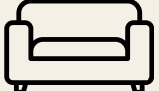


Sundorfeoh
Manton Hollow

Asking Price of £945,000

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Property Description

DOWNSTAIRS

This unique versatile family home boasts extensive living space on the ground floor, ideal for contemporary living. From the porch, the front door opens into a welcoming entrance hall, with stairs leading to the first floor. To the right, a bright double-aspect sitting room features an open fireplace and extensive views of the Kennet Valley. Beyond the sitting room, there is a dining room that could also serve as an additional bedroom, with an ensuite WC, basin, and storage. This room has a sliding patio door that opens to a south-facing private patio, with far reaching views.

On the opposite side of the entrance hall, a bedroom/study at the front of the house offers breathtaking views over the Kennet Valley. Another well-presented, light-filled double bedroom features French doors opening to the garden. Adjacent to this room is a spacious shower room with WC, and double basin, with garden views.

At the rear of the house, the well fitted kitchen with solid oak worktops, overlooks the garden and offers ample storage options. It connects to a breakfast room, also featuring French doors to a terrace, offering a pleasant garden view. Beyond the kitchen, a practical utility room enhances the home's functionality. There is potential to open up the kitchen, utility room, and breakfast room to create a very large kitchen/family room.



UPSTAIRS

Ascending from the entrance hall, you arrive at the gallery/hobby room-a fabulous space with real wood flooring and abundant natural light from the Velux windows. This area also includes a part boarded large walk-in attic, perfect for storage or potential expansion, subject to planning permission.

Continuing through the upper hallway and down a small staircase, you'll find an unusually shaped double bedroom. This charming room features fitted wardrobes, exposed beams, with excellent ceiling height. It offers creatively designed storage solutions and elevated views of the valley, blending functionality with unique character.

Bedroom 4 is a cosy single room located in the eaves of the property. It features clever storage solutions and a view of the rear garden. Opposite this room is a family bathroom, complete with a shower over the bath and plenty of natural light from a large Velux window.

Further down the staircase is the master bedroom, which boasts high ceilings, exposed beams, and wall-to-wall fitted wardrobes. The highlight of this room is the stunning 4-foot chapel window. The ensuite bathroom includes a shower over the bath, WC, basin, and heated towel rail. This room truly has the wow factor, enhanced by real wood flooring and French doors that open up to it's own terrace to the rear garden, perfect for enjoying your morning coffee in the sunshine.

GARAGE/ GYM

The property features a spacious garage accessible from the rear garden via a door leading to a workshop complete with sturdy wood benches. The workshop includes a convenient cloakroom with a WC and basin. Adjacent to the workshop, the garage has been utilized as both a music room and a gym. A window on the side of the garage offers picturesque views, adding to the versatility of this area



LOCATION

Manton Hollow itself enjoys an elevated position north of the village. Manton, a highly popular village west of Marlborough, is just 1.5 miles away along the scenic River Kennet. The village boasts the highly regarded Preshute Primary School, a charming recreation ground, the Oddfellows pub, and a church.

Nearby Marlborough is a historic, thriving market town with a diverse range of quality independent and well-known retailers, high street shops, pubs, restaurants, and cafes. The town offers ample local amenities, including a sports centre. Conveniently located near the M4 corridor (J15), Marlborough provides easy rail links to London and the west from Pewsey, Great Bedwyn, Swindon, and Hungerford.

Surrounded by beautiful downland countryside and the Savernake Forest, the town is also home to esteemed schools such as Marlborough College, St. John's Academy, St. Francis and Pinewood Preps, Dauntsey's and St. Mary's Calne.

OUTSIDE

The property occupies a good sized end plot with front and rear gardens. and off street parking in front of the attached garage. To the front of the house, through a gated entrance with two access points, there is a graveled driveway enough for 4-5 cars with mature trees and plants. There is access around either side of the house.

The gardens to the rear of the property benefit from a number of mature trees and shrub borders, with a number of seating areas and a large lawn area. The garden offers a good degree of privacy with glimpses of fields and trees from the other side of the valley.



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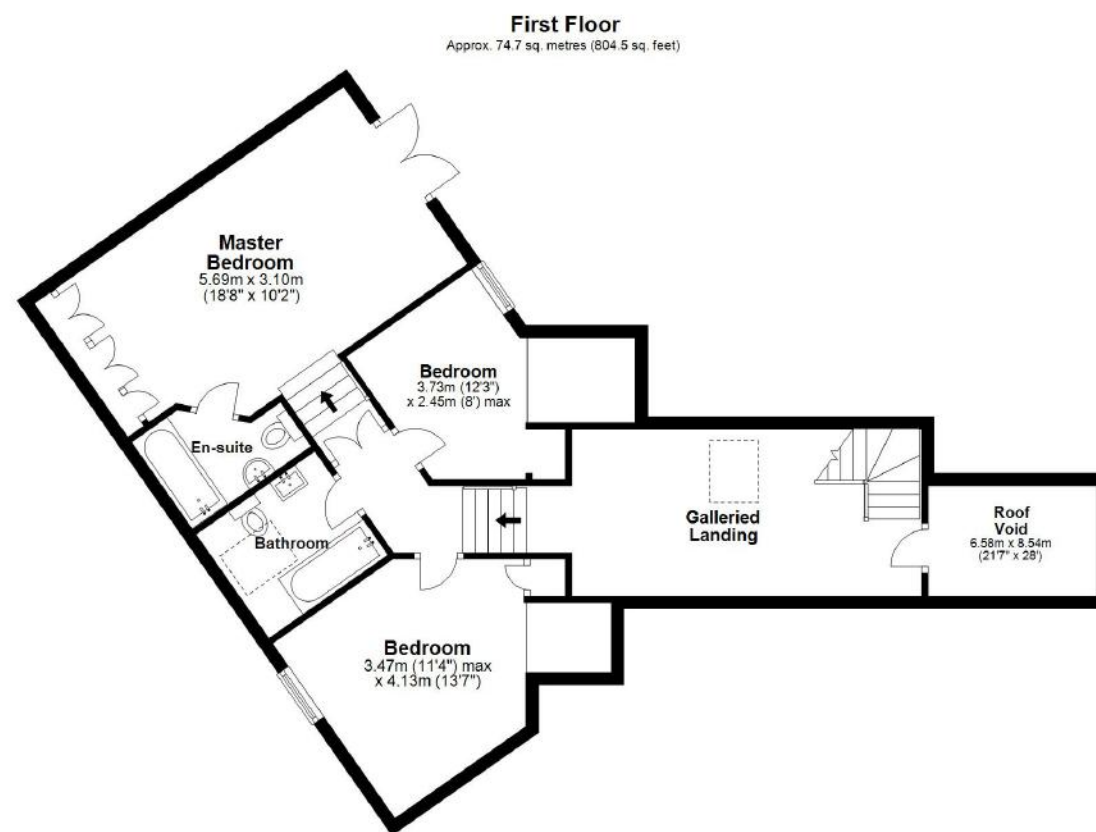
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If you would like to view this property then please get in touch.

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Total area: approx. 211.9 sq. metres (2281.1 sq. feet)

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North Swindon.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements