



**MANOR PARK,
SOUTH MARSTON**

Carter Jonas

1 MANOR PARK, SOUTH MARSTON, SWINDON, WILTSHIRE, SN3 4RR

AMENITIES

- Detached House
- 4 Bedrooms
- 3 Reception Rooms
- 2 bathrooms
- Garden
- Driveway parking
- Double Garage
- Highly sought-after village
- No onward chain
- Extension potential (STPP)

SITUATION

South Marston is a charming Wiltshire village offering the perfect balance between rural tranquillity and modern convenience. Surrounded by idyllic countryside, it is perfectly situated for scenic walks, cycling, and outdoor pursuits, while still being just a short drive from Swindon's bustling shopping, dining, and leisure facilities.

The village has a great community feel, with a popular local pub, village hall, and regular events bringing residents together. Families benefit from well-regarded local school and the area's peaceful atmosphere — making it a sought-after location.

DESCRIPTION

This impressive, detached family home is situated in the desirable village of South Marston, offering convenient access to major commuter routes and local amenities. At c1865 square feet (inc. garage), the house already enjoys great proportions but also offers excellent potential for extension, as demonstrated by other houses on the road, subject to obtaining the usual consents.

The ground floor features an enclosed porch which leads through to a welcoming entrance hall. The spacious kitchen/breakfast room, overlooking the rear garden, has great range of fitted units and integrated appliances. Located next to the dining room, there is the potential to combine these rooms to create what would be a truly spectacular open plan space.

The dual aspect sitting room is well proportioned and is centred around the fireplace with gas fire. This room enjoys a lovely feeling of space and light, with sliding doors leading out to the patio. A separate utility room, cloakroom and a home office / study complete the ground floor accommodation.

Upstairs, the property offers a substantial principal bedroom with fitted wardrobes and a large en-suite shower room. There are three additional double bedrooms which are all served by the good-sized family bathroom. A sizeable loft offers extremely handy extra storage space.

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE, WELL LOCATED IN THE PRETTY VILLAGE OF SOUTH MARSTON.



OUTSIDE

Externally, the sizeable rear garden is laid to lawn with a selection of mature trees and shrubs, providing good privacy. A large patio, accessed off the sitting room, offers the ideal spot to sit and relax in the sunnier months. To the front, there is a further area of lawn as well as a large driveway, offering ample car parking space and leading to the double garage.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Gas Central Heating
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details

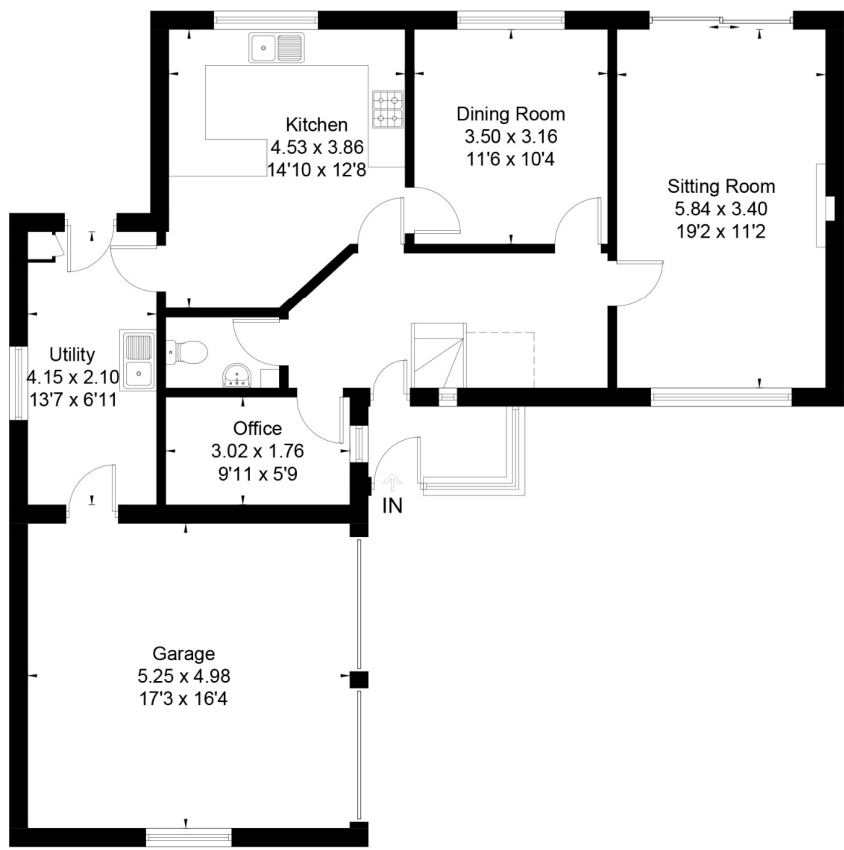
GUIDE PRICE: £575,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

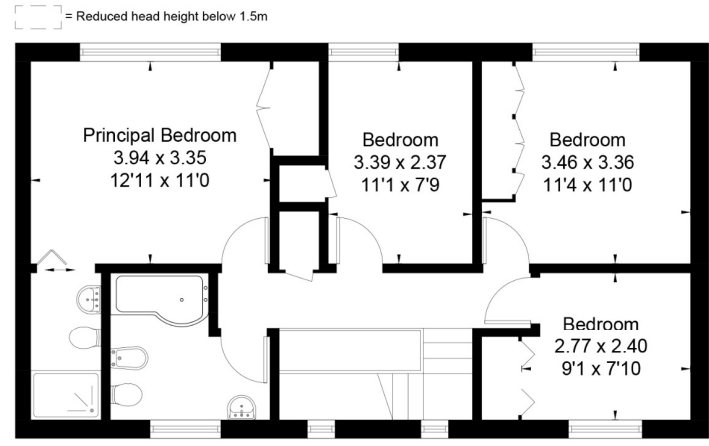


Classification L2 - Business Data

Manor Park, South Marston Swindon, SN3
 Approximate Area = 1865 sq ft / 173.3 sq m
 (Including Garage)



Ground Floor



First Floor



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 #102600

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