



**MANTON HOLLOW,
MARLBOROUGH**

Carter Jonas

MYTHRIL HOUSE, 33 MANTON HOLLOW, MANTON, MARLBOROUGH, SN8 1RR

AMENITIES

- Detached
- Far reaching views
- Well-presented throughout
- Three to four bedrooms
- Two bathrooms
- South facing rear garden
- Off-street parking and garage
- Walking distance to Marlborough

SITUATION

Manton Hollow is just outside the village of Manton, 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

Enjoying far reaching views, Mythril House is a detached property set on a quiet no-through road in the desirable Manton Hollow. Upon entering the property, you are greeted into the large and welcoming hallway from which all the main reception spaces are accessed. The main reception room, which is of very generous proportions, floods with natural light and has doors opening out to the rear patio and is centred around the wood burning stove. The heart of the home is the open plan kitchen/breakfast room with a useful adjacent utility room. Doors open out to the patio and garden beyond making this the ideal space for entertaining or for family meals. A snug is to the front of the property which could be utilised as a fourth bedroom, should one require. A cloakroom completes the downstairs accommodation.

Climbing the stairs, you will find a lovely reading nook on the landing, the ideal spot for some peace and quiet. The principal bedroom is dual aspect and has the added benefit of fitted wardrobes.

A WELL-PRESENTED DETACHED FAMILY HOME, SET IN THE DESIRABLE MANTON HOLLOW.



The second double bedroom is at the other end of the property and has its own ensuite bathroom and a door opening to a large cupboard providing additional storage space. A third double bedroom and family shower room completes upstairs.

The property has been updated and is decorated in a neutral palette throughout, making the most of the natural light which fills this home.

OUTSIDE

To the front of the property is a large, gravelled area providing off-street parking and there is an attached single garage. A side gate provides access to the rear garden. The south facing rear garden offers privacy and tranquillity and is mainly laid to lawn with an array of specimen tree and flower borders fully enclosed by hedging. A large, paved area provides the perfect place for sitting out and enjoying the sunshine or alfresco dining.

OFFERS OVER: £700,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



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Manton Hollow, Manton, Marlborough, SN8



Denotes restricted head height

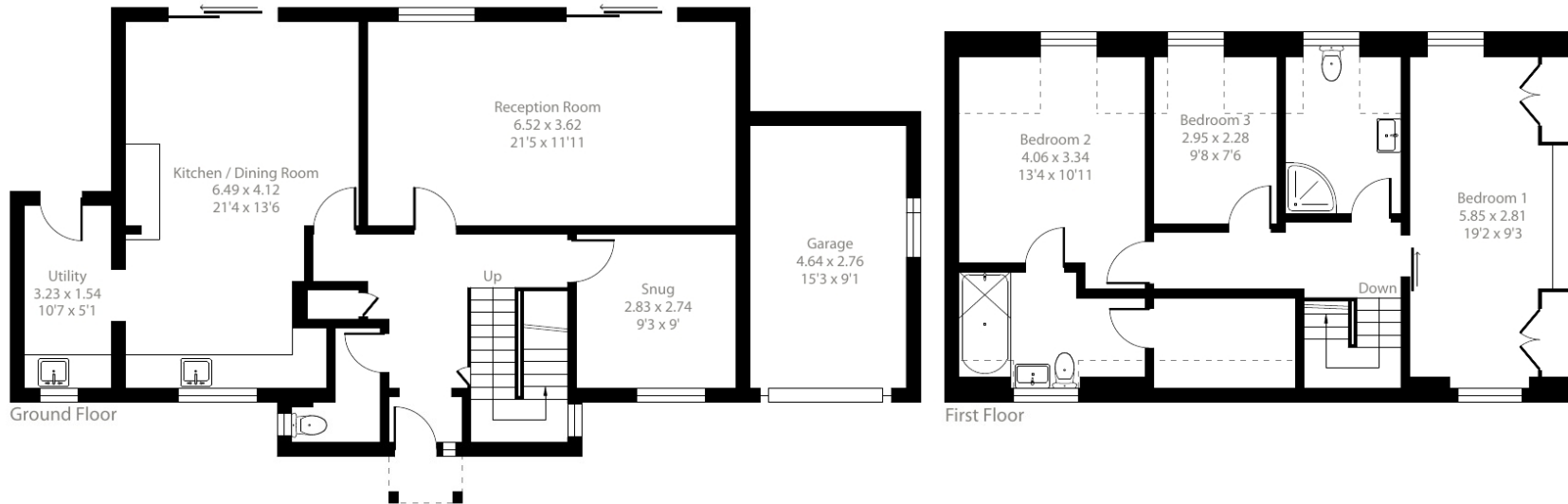
Approximate Area = 1475 sq ft / 137 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1691 sq ft / 157 sq m

For identification only - Not to scale



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. gas fired central heating.
- Council tax band: E
- Energy efficiency rating: C
- 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). © ncheom 2025. Produced for Carter Jonas. REF: 1348187

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

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