



**MALLARDS,  
MANTON**

**Carter Jonas**

# MALLARDS, BRIDGE STREET, MANTON, SN8 4HR

**AN IMMACULATELY PRESENTED FIVE BEDROOM FAMILY HOME SET IN THE POPULAR VILLAGE OF MANTON, WITH VIEWS OVER THE WATER MEADOW.**

## KEY FEATURES

- o Detached home
- o Five bedrooms
- o Four reception rooms
- o Three bathrooms (two ensuite)
- o Garden
- o Driveway parking
- o Prime village location
- o Immaculately presented
- o No onward chain



## 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, as well as restaurants including Franklyns, Dans, 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

Mallards is an exceptional and immaculately presented five-bedroom family home, tucked away in a private position in the heart of the sought-after village of Manton. Originally built in the 1960s and thoughtfully extended to create a beautifully balanced home offering generous, flexible accommodation ideal for modern family living.

The well-planned accommodation is arranged over two floors and is centred around a welcoming entrance hall. The ground floor provides a superb range of reception spaces, including a spacious dual aspect sitting room with a woodburning stove set within an attractive Bath stone surround, a large and well-appointed kitchen/breakfast room, and a separate dining room perfect for entertaining. Further ground floor accommodation includes a study benefiting from fibre superfast broadband, a cosy snug, and a practical utility/boot room.

Upstairs, the property offers five well-proportioned bedrooms served by three bathrooms, two of which are en-suite. The principal bedroom is a particular highlight, featuring vaulted ceilings, fitted wardrobes and a Juliette balcony, creating a light and elegant retreat. There is also scope to create a self-contained annexe if required, offering excellent versatility for multi-generational living or guests.

## OUTSIDE

Mallards is approached via a private lane serving just three properties. To the front, a driveway provides parking for up to four vehicles, while steps lead to the front door flanked by mature hedging, creating sheltered and private seating and dining areas that enjoy a pleasant southerly aspect. The rear garden is predominantly laid to lawn with established hedging and borders, complemented by a patio area ideal for outdoor entertaining. Additional outbuildings include a useful store room and garden shed.

Mallards combines space, privacy and quality of finish in a highly desirable village setting, making it an outstanding family home.

## SERVICES & MATERIAL INFORMATION

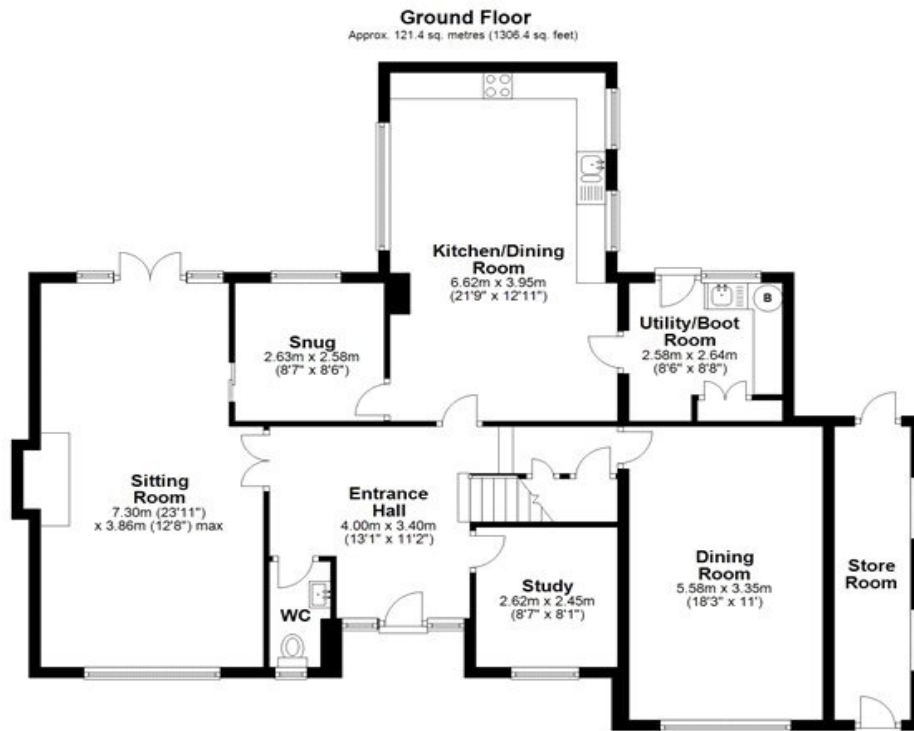
- Freehold
- Mains water, mains drainage. gas fired central heating.
- Council tax band: G
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website

**PRICE** £875,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office







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