



SCHOOL LANE,  
MANTON

Carter Jonas

## 3 SCHOOL LANE, MANTON, SN8 4HP

### A HIGHLY VERSATILE FOUR BEDROOM FAMILY HOME WITH EXCELLENT ANCILLARY SPACE, SET IN AN ATTRACTIVE POSITION BACKING ONTO OPEN GREEN SPACE, IN THE VILLAGE OF MANTON.

#### AMENITIES

- Four bedrooms
- Two reception rooms
- Three bathrooms
- Village location
- Green space behind
- Versatile accommodation
- Fantastic outbuilding
- Off-street parking

#### DESCRIPTION

Originally a Georgian cottage, it is now an extended semi-detached home offering well-proportioned accommodation, driveway parking and a beautifully established rear garden with direct access onto adjoining playing fields.

The property combines period character with practical family living, with a welcoming sitting room centred around an attractive fireplace with wood-burning stove, leading through to a versatile open-plan area that comfortably accommodates both dining and family space.

To the front of the property, a generous kitchen/breakfast room is well arranged for everyday living and entertaining, complemented by a useful utility and cloakroom.

Upstairs, the first floor provides four bedrooms, including a principal bedroom with fitted storage and ensuite shower room, with the three further bedrooms served by the main family bathroom, offering flexibility for growing families or those working from home.

A particular highlight is the fully functional outbuilding, positioned to the rear of the garden. This superb, self-contained space includes a bedroom area, its own cloakroom and a log burner, making it ideal as guest accommodation, a home office, studio or additional living space depending on requirements.

The rear garden is a delightful, well-established space with mature planting, lawn and patio areas for outdoor dining, and importantly, direct gated access onto the neighbouring playing fields, creating a wonderful sense of openness and additional amenity space beyond. To the front, the property benefits from off-road parking.

A highly versatile family home with excellent ancillary space, set in an attractive position backing onto open green space.



#### 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.

**GUIDE PRICE: Offers Over** £750,000 (Subject to Contract)

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

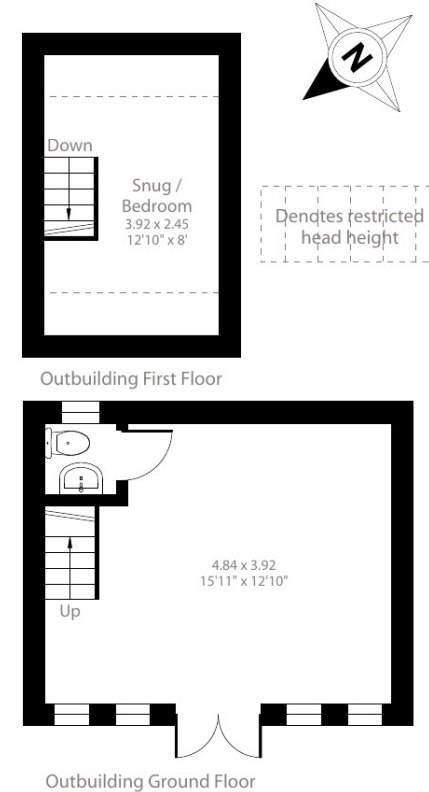
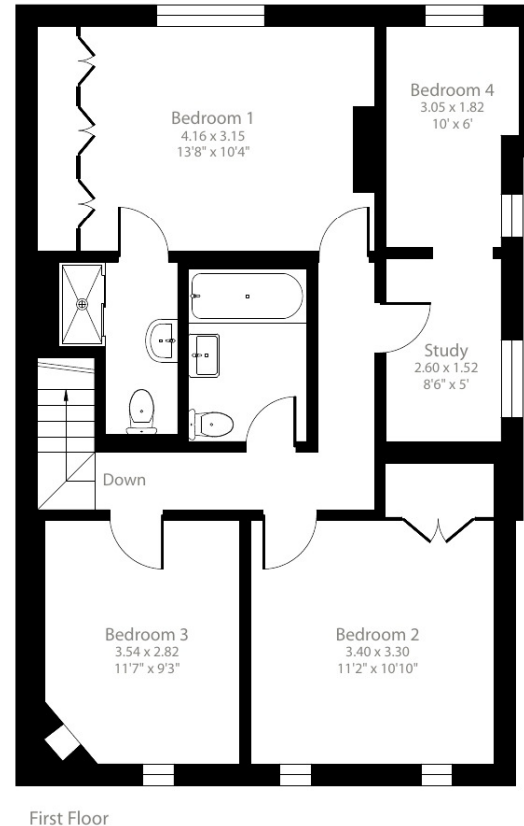
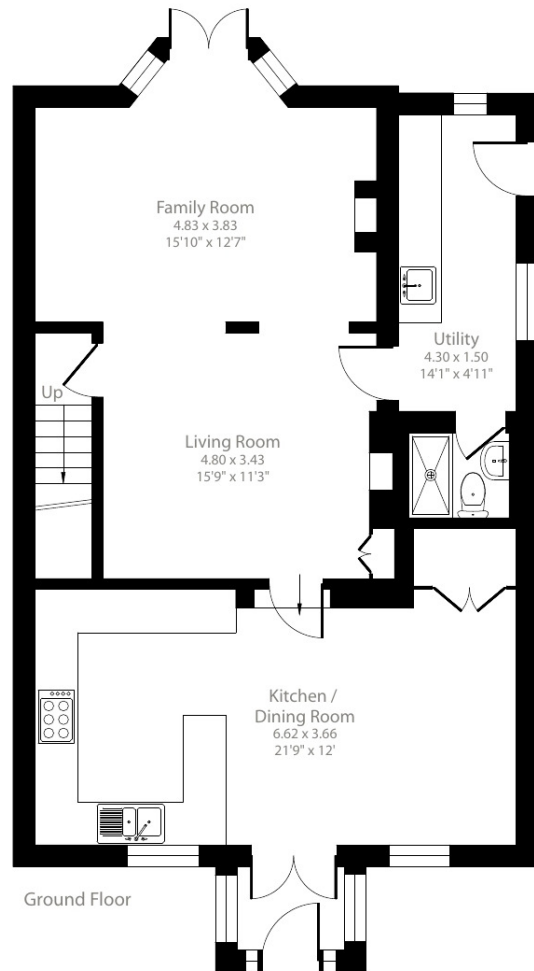


Classification L2 - Business Data

# School Lane, Manton, Marlborough, SN8

Approximate Area = 1496 sq ft / 138.9 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Outbuilding = 276 sq ft / 25.6 sq m  
 Total = 1803 sq ft / 167.3 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Carter Jonas. REF: 1464873

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