



Delightful Cottage!
£430,000

Winkworth



MANTON, MARLBOROUGH SN8 1PS



A spacious three bedroom, two bathroom cottage, with driveway parking a few miles from Marlborough High Street.

Coach Inn Cottage previously a barn dating back to the 1800's is a charming period property located on the edge of Manton and the popular market town of Marlborough.

Modernised by its current owners this cottage offers period features with beams and exposed sarson stone and contemporary modern touches.

As you enter the exceptionally large living space there are period features, fireplace with wood burning stove and newly fitted engineered herringbone flooring. The large reception space as you walk in would make a more formal dining space or snug/play area.

The modern kitchen/breakfast room with exposed sarson stone and beams is a good size offering ample cupboards with wood work surfaces, integrated Smeg oven with hob and Smeg integrated dishwasher, integrated fridge and freezer and space for a washing machine and the must have wine/beer fridge! There is space for a dining table and chairs. French doors lead you out to the pretty cottage garden.

Upstairs there are three bedrooms, the main bedroom with recently modernised ensuite shower room with underfloor heating and built in wardrobes. A further two bedrooms, study and a modernised family bathroom with free standing bath tub.





Doors from the kitchen lead into the cottage garden, up some steps to a terrace area for alfresco dining and then up again to a gravelled area with a large storage shed. A good size lawn with mature trees. A side gate leads you on to the byway where you can easily access the Manton Downs, ideal for walkers and cyclists.

The front has driveway parking for two cars and a woodstore.

Well positioned for the local schools particularly Preshute pre school, Primary school and St Johns Academy. Lovely walks and cycling to Manton Downs and West Woods within easy reach.

At a Glance:

- Semi detached
- Kitchen/Breakfast room with integrated appliances
- Spacious living room with wood burning stove
- Three Bedrooms, main room with modern ensuite and built in wardrobes
- Study Space
- Modern family bathroom with stand alone bath tub
- Garden which includes terrace area and lawn and large shed for storage and gate access to the byway.
- Parking on the drive for two cars

EPC:E

Council Tax:E

Covenants: None

Flooding: No

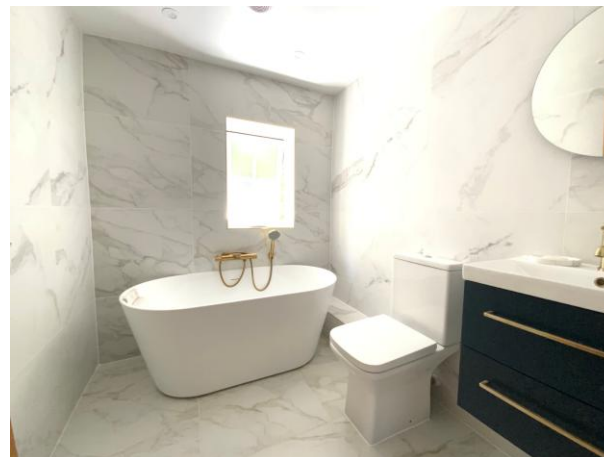
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Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town, with fishing and flying within easy distance. Racing at Newbury.

In the area there are two train stations with services to London (Paddington 65mins) at Great Bedwyn and Pewsey. The M4 J15 is about 10 mins drive away.



General

Services: Mains water and drainage, electric and LPG gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: E.

Council Tax Band: E.

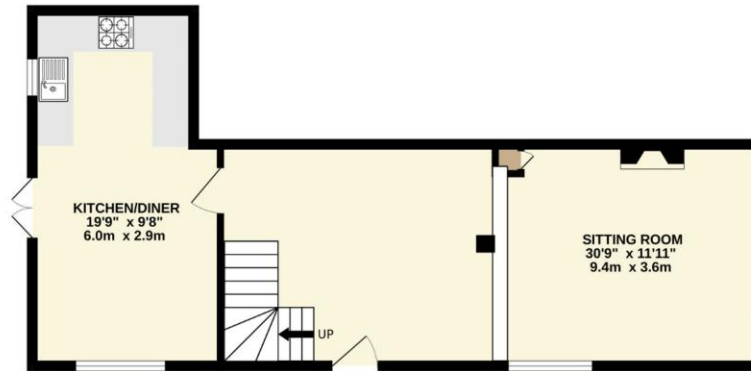
<https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN8 1PS



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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