



**WAIGHTS COTTAGE,
MANNINGFORD BRUCE**

Carter Jonas

WRIGHTS COTTAGE, MANNINGFORD BRUCE, SN9 6JW

AMENITIES

- Four Reception Rooms
- Kitchen
- Utility Room
- Boot Room
- Four Bedrooms
- Two Bathrooms
- Garden
- Parking & Garage

SITUATION

Wrights Cottage is situated on the edge of Manningford Bruce a Wiltshire hamlet set in the heart of the Pewsey Vale, characterised by rolling countryside and unspoilt downland. The area has been designated as an Area of Outstanding Natural Beauty. Pewsey is about 2 miles with a regular rail link to Paddington – about 1 hour approximately. Pewsey is a substantial and historic village dating from Saxon times, with a thriving community, and boasts the oldest carnival in Wiltshire. The village provides a comprehensive range of shops and amenities including well-regarded private and state schools, a sports centre with swimming pool, various pubs and restaurants. Junction 15 of the M4 lies approximately 19 miles away, Marlborough is about 9 miles. Educational facilities are well renowned with nearby schools including St Francis, Dauntsey's, St John's, Marlborough College and St Mary's in Calne.

DESCRIPTION

Wrights Cottage is a period (18th century) Grade 2 listed farmhouse. The house has an appealing classic balanced façade relieved by, sash hung windows under a slate tiled roof.

Set behind wrought iron fencing, Wrights Cottage offers generously proportioned family living arranged over three floors and benefits from two main reception rooms both retaining original features, kitchen and dining room and a further reception room, utility and boot room.

To the first floor are three double bedrooms served by the well-appointed family bathroom with separate shower and freestanding bath.

The top floor is arranged to offer flexibility of living and would be suited for an older member of the family or teenager, as it provides its own bedroom, sitting room/bedroom, kitchenette and bathroom.

A SUBSTANTIAL FAMILY HOUSE WITH SCOPE TO IMPROVE LOCATED ON THE EDGE OF THE VILLAGE.



OUTSIDE

The rear garden is mainly laid to lawn with mature shrub and flower borders with specimen trees. A wooden side gate provides access to the driveway parking for two vehicles and a single garage. Set behind wrought iron fencing to the front, a paved path leads to the front door.

TENURE Freehold

EPC BAND E.

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

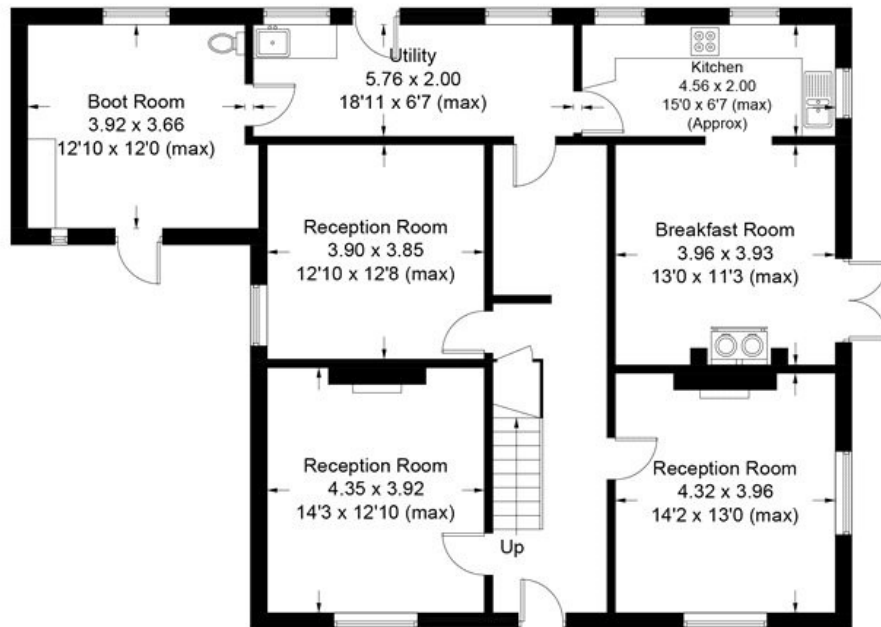


Waights Cottage

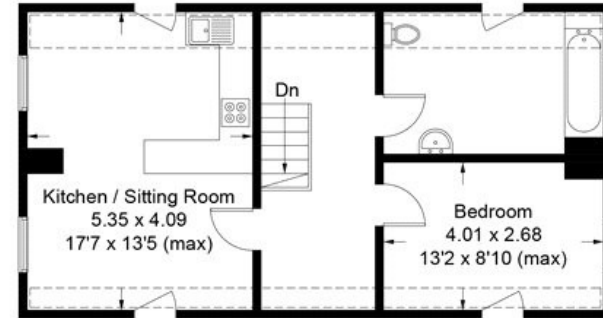
Approximate Gross Internal Area = 265 sq m / 2852 sq ft



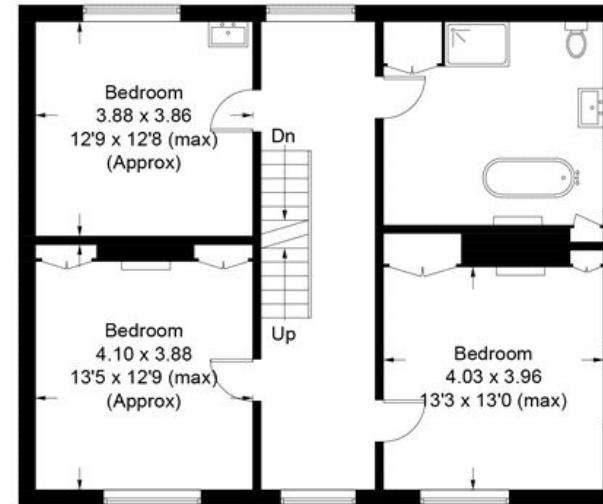
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

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

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Classification L2 - Business Data