



**MANNINGFORD ABBOTS, PEWSEY, SN9**  
£3,700 per month\*

**Carter Jonas**



Manningford Abbots is a charming Wiltshire hamlet set in the heart of the Pewsey Vale, characterised by rolling countryside and unspoilt downland, which is designated as an Area of Outstanding Natural Beauty. The property is conveniently close to Pewsey which provides a supermarket, a Post Office, a Leisure Centre and independent retailers. Commuting options are excellent, with the railway station at Pewsey providing regular services to London Paddington, while Junction 15 of the M4 lies circa 19 miles away.

The beautifully designed and presented accommodation includes large kitchen/family room, sitting room with wood burner and access to the garden, a large snug/office with open fire, utility room and cloakroom.

Upstairs there is a principal bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms and a family bathroom with separate bath and shower.

The secondary accommodation known as The Granary consists of an open plan living area with kitchen, double bedroom, small bedroom with bunk beds and a bathroom.

The property has lovely gardens, and most gardening is included in the rent. There is an option for extra extensive gardens at an extra cost.

Council Tax Band: A & D (Wiltshire Council Website for current cost)

EPC: D

The holding deposit for the property will be £853.00 and the security deposit £4,269.00, subject to the rent being as advertised at £3,700 per calendar month.

Services: Mains water and drainage, oil central heating and mains electric.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.


## **A substantial and attractive four-bedroom thatched cottage with a one/two-bedroom annexe, outbuildings and optional extensive gardens.**





# ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Council Tax Band: A & D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





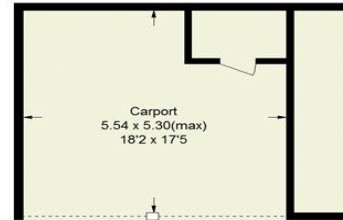
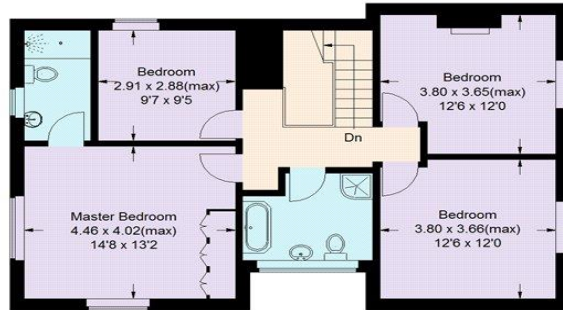
## The Cottage

Approximate Gross Internal Area = 194.1 sq m / 2089 sq ft

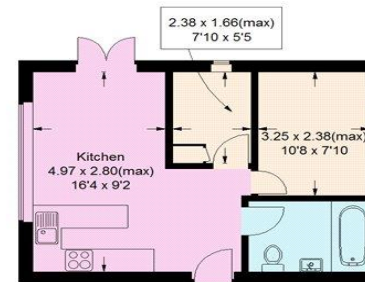
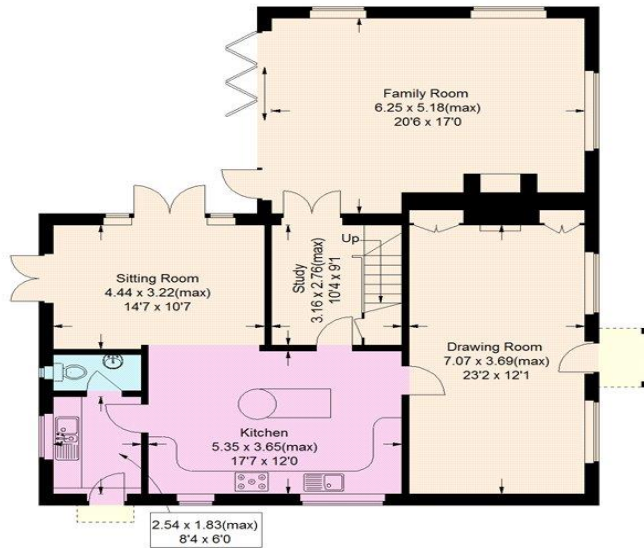
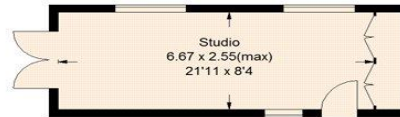
Studio = 18.6 sq m / 200 sq ft

Annex = 37.7 sq m / 406 sq ft

Total = 250.4 sq m / 2695 sq ft



(Not Shown In Actual Location / Orientation)



Annex

Illustration for identification purposes only, measurements are approximate, not to scale.

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