



**EMILYS COTTAGE, HIGH STREET,  
MANTON**

**Carter Jonas**



# EMILYS COTTAGE, 73 HIGH STREET, MANTON, SN8 4HW

## AMENITIES

- Grade II Listed
- Kitchen
- Sitting room
- Dining/Living Room
- Main Bedroom Ensuite
- Two Further Bedrooms
- Family bathroom
- Garden

## DESCRIPTION

Emilys Cottage is an appealing and most attractive thatched cottage set in the centre of the village of Manton. The house is beautifully presented, having been lovingly renovated throughout by the current owners and is offered in move-in ready condition.

The cottage is full of period charm including an Inglenook fireplace in the sitting room, a feature fireplace with brick surround in the Dining Room, exposed beams throughout, wooden doors and exposed brick walling.

The accommodation is of generous proportions and offers a welcoming feel throughout. The cottage is ideally situated within the village being walking distance to the Public House, play park, school, local walks and only a short distance to Marlborough making it the ideal family home, Pied-à-terre or Airbnb.

Every detail within the cottage has had special care and attention taken over it, from the old-style radiators to the brushed copper fittings in the kitchen, it is the perfect balance between period charm and modern-day living. The cottage also benefits from having been completely re-thatched in the last year.

## OUTSIDE

To the front of the Cottage there is a small area of garden behind cast iron railings with a gate opening onto a cobbled path leading to the front door. A gate to the side of the cottage leads to the rear garden which has been completely redesigned by the current owners. A paved area provides the perfect spot for al-fresco dining and stone steps lead up the main lawned area of the garden, which is fully enclosed and has the most delightful, raised beds. To the furthest point of the garden are further raised beds which are utilised as a kitchen garden and a further paved area for sitting out and enjoying a glass of wine in the setting sunshine.

**A BEAUTIFUL AND COMPLETELY RENOVATED, GRADE II LISTED DETACHED COTTAGE SET IN THE DESIRABLE VILLAGE OF MANTON.**



## SITUATION

Emily's Cottage is situated in the heart of the village of Manton. 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's, as well as restaurants including Rick Stein, ASK and Caff  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:** £745,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office  
Classification L2 - Business Data

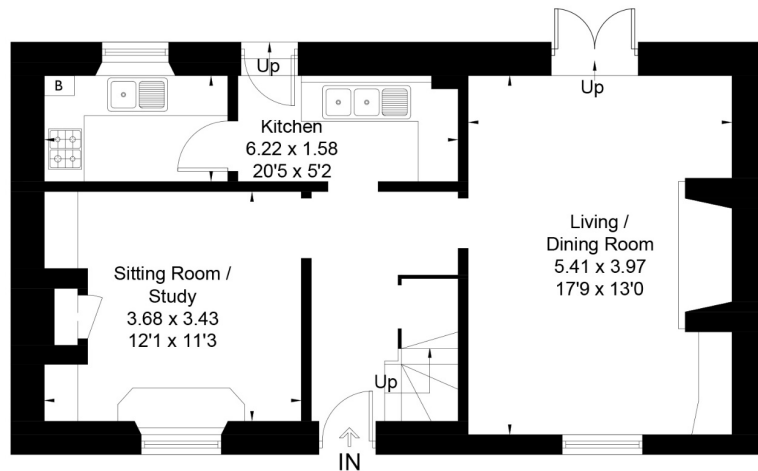




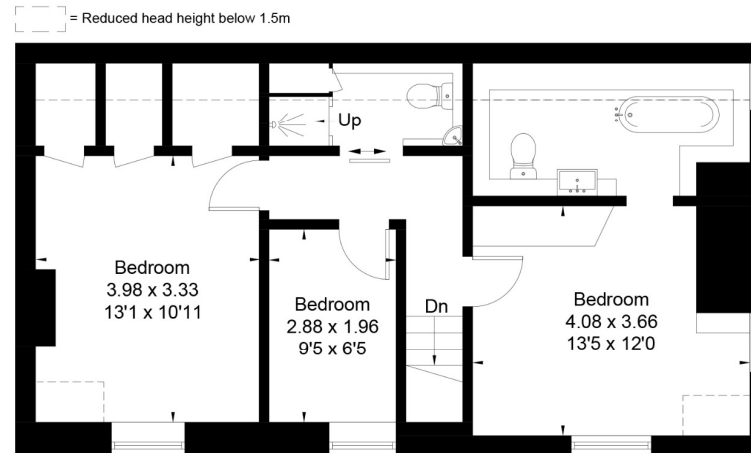
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Emilys, 73 High Street, Marlborough, SN8  
Approximate Area = 1226 sq ft / 113.9 sq m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #71082

#### SERVICES AND MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas central heating
- Council tax band: F
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

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#### IMPORTANT INFORMATION

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