



MANOR LANE,
BAYDON

Carter Jonas

MANOR COTTAGE, MANOR LANE, BAYDON, MARLBOROUGH, WILTSHIRE, SN8 2JD

A CHARMING BRICK AND FLINT THATCHED HOUSE WITH A SEPARATE ANNEXE AND SINGLE GARAGE.

KEY FEATURES

- 3 bedroom house
- 1 bedroom annexe
- 3 bathrooms in total
- Character property
- Detached
- Delightful garden
- Driveway parking
- Single Garage
- Village location



SITUATION

Manor Lane is situated on the edge of the village of Baydon, which is surrounded by an Area of Outstanding Natural Beauty: it is criss-crossed by a network of bridle paths and quiet country lanes. Baydon is a charming village with a shop, post office, public house, primary school, church and a cricket pitch. Baydon village is in the catchment area for St. Johns secondary school, which is an internationally renowned 11-18 co-educational Academy. The market towns of Marlborough and Hungerford with their various boutique shops, restaurants and coffee shops are within a 13-mile radius. Swindon is approximately 9 miles away and provides excellent rail links to London Paddington. Both junction 14 & 15 of the M4 are 9 and 6 miles away and there is easy access to Membury Services, only 2 miles away.

DESCRIPTION

Manor Cottage is located on a peaceful lane towards the edge of the popular village of Baydon. This picture-perfect property is of brick and flint elevations under a thatched roof and boasts a huge amount of charm and character throughout.

The main house spans to 2066 square feet, with further accommodation in the annexe above the garage. The welcoming entrance hall leads off to the principal reception rooms, with the spacious sitting room enjoying a feeling of warmth with plenty of period features, including exposed beams and an Inglenook fireplace with electric fire.

The real hub of the house is the kitchen / dining area, which is a lovely, large open space and ideally set up for entertaining. This seamlessly links through to the family room which itself looks out onto the garden beyond. The ground floor also boasts a cloakroom and useful garden room, accessed off the kitchen, which is currently utilised as a formal dining room.

There is a cellar accessed off the hallway offering very handy extra storage.

Upstairs is a small landing off which all the bedrooms are accessed. The generous principal bedroom has a feature fireplace and an ensuite bathroom with separate shower.

The second bedroom is accessed via the dressing area and also benefits from a large ensuite shower room. This bathroom also serves the third bedroom, which itself overlooks the garden.

OUTSIDE

The house approached off Manor Lane where there is ample driveway parking to the front of property. There is a terrace that runs along the entire length of the rear property offering the perfect spot for outdoor entertaining. The garden is well-established with a wide array of trees and shrubs, with different levels all looking back towards the house.

The Annexe above the garage offers great flexibility to the accommodation and has a separate entrance. It comprises a small kitchenette, a double bedroom and ensuite shower room.

SERVICES & MATERIAL INFORMATION

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

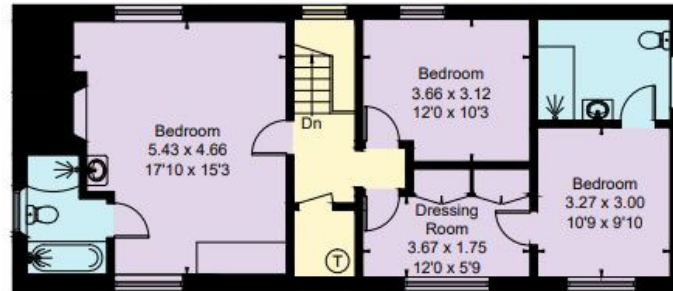
GUIDE PRICE "Offers over" £700,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

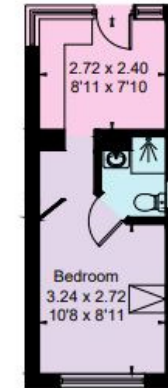




Approximate Area = 191.9 sq m / 2066 sq ft
 Cellar = 22.3 sq m / 240 sq ft
 Outbuilding = 41.1 sq m / 442 sq ft
 Total = 255.3 sq m / 2748 sq ft

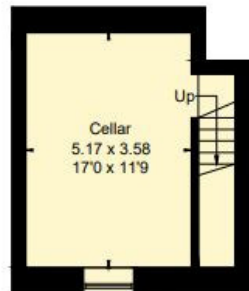


First Floor

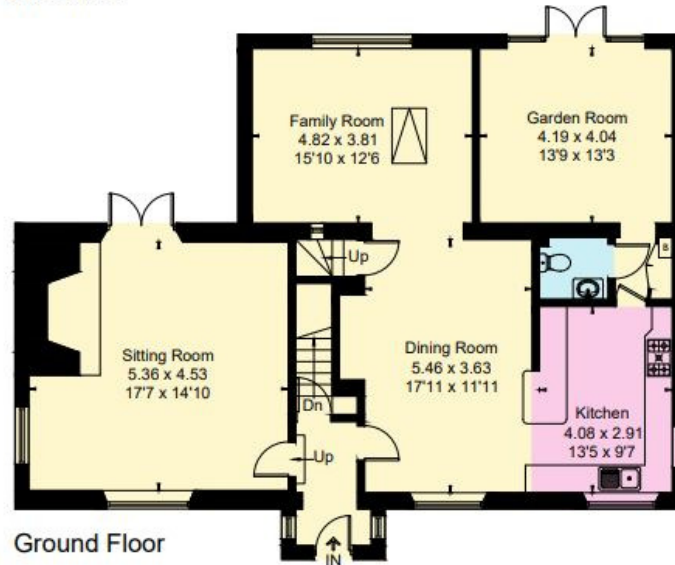


Garage -
First Floor

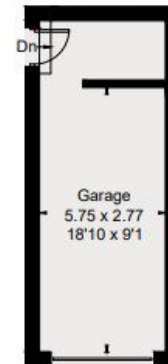
= Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



Garage -
Ground Floor
(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Classification L2 - Business Data