

The Old Manor House Manningford Bruce Wiltshire





The Old Manor

Manningford Bruce, Wiltshire

A delightful family home with a detached cottage, situated in the heart of the Pewsey Vale.

Hall | Sitting room | Dining room | Kitchen/breakfast room | Study | Utility room | Boot room and cloakroom with shower | Principal bedroom suite | Four further bedrooms | Family bathroom | Second floor attic room
Separate cottage with sitting room, kitchen, 1-2 bedrooms and bathroom

Pretty walled garden with double garage/workshop

In all approximately 0.95 acres and 5,838 sq/ft

Pewsey 2.5 miles (London Paddington 60 minutes), Marlborough 8.5 miles, Hungerford 17 miles (London Paddington 70 minutes), Andover 18 miles (London Waterloo 70 minutes), M4 (J.15) 19 miles, Salisbury 19 miles.
(Distances and times approximate.)



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Situation

The Old Manor House is a substantial property situated on the edge of Manningford Bruce, a charming Wiltshire village 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.

The village has a church and village hall with Pewsey, about 2.5 miles away, having a good range of day facilities and a station. The market town of Marlborough, which has a Waitrose supermarket, wide range of shops and leisure facilities, is about 8.5 miles away.

The larger regional centres of Bath, Salisbury, Newbury and Swindon provide a wider range of services.

Communications are excellent with trains from Pewsey to London Paddington from 60 minutes, while junction 15 of the M4 is about 19 miles away. The opening of Crossrail (Elizabeth Line) will bring the City and Docklands within an approximately 90 minute commute from Pewsey.

There are many well regarded state and independent schools in the area including St. Francis, Marlborough College, St John's, St Mary's Calne and Dauntsey's.

For Sale Freehold

The Old Manor House is a Grade II listed property of great character and charm believed to date from 1635 with later additions.

The versatile accommodation is spacious and light with good ceiling heights and exposed timbers and beams.

There is a wonderful drawing room with Inglenook fire and a dining room with woodburning stove. There is a second staircase off the study.

The well appointed kitchen/breakfast room has an Aga, granite work surfaces and tiled floor and leads into a boot room with adjacent shower room and utility.

The main bedroom has a dressing area and adjacent bathroom with shower. There are four additional bedrooms, a further bathroom and a second floor attic room.

Within the grounds there is a pretty cottage providing excellent accommodation for staff, guests or family members.





The pretty walled garden is mainly laid to lawn with a variety of mature trees and shrubs.

There are sheltered BBQ and firepit areas.

The property is approached by a drive which leads to a gravel parking area and large double garage.

There are exceptional rural views across fields to the front and rear of the property.

Accommodation

See floor plans.

Services

Mains water and electricity. Private drainage. Oil heating (house), electric heating (cottage).

Local Authority

Wiltshire Council. Tel: 0300 456 0100

Post Code

SN9 6JW

Directions

From Pewsey High Street, head south-west on the A345 towards Salisbury. After approximately 2.5 miles, having past the signs for Sharcott and Manningford Abbots take the next right signposted for Manningford Bruce. Follow the lane along and entrance for The Old Manor House will be found on the left hand side after a short distance.

Viewing

Viewing by prior appointment only with the agents.





Approximate Area = 411.4 sq m / 4,428 sq ft (Including Eaves)
 Cottage = 76.2 sq m / 820 sq ft
 Garage = 54.8 sq m / 590 sq ft
 Total = 542.4 sq m / 5,838 sq ft
 Including Limited Use Area (36.2 sq m / 390 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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I would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2021. Photographs and videos dated July 2021.

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