

27 Manor Bridge Court, Tidworth, SP9 7NH  
Guide Price £585,000



## 27 Manor Bridge Court, Tidworth, Guide Price £585,000

### PROPERTY DESCRIPTION BY Mr Guy Sommerville

Tucked away at the end of a quiet yet popular cul-de-sac in Tidworth, this attractive four-bedroom detached home offers a well-balanced layout, perfectly suited to family life, along with generous and thoughtfully designed outdoor areas and excellent practical features. The property is entered via a welcoming entrance hall, creating a pleasant first impression and providing access to the principal ground floor rooms. The impressive double-aspect sitting/dining room forms the heart of the home, enjoying good proportions and a feature log burning stove, creating a cosy yet sociable space. With doors opening directly onto the garden, the room flows effortlessly outdoors, making it ideal for entertaining or enjoying everyday family life. The kitchen/breakfast room offers ample space for informal dining, complemented by a separate utility room providing additional storage and practicality. Also on the ground floor is a versatile study, ideal for home working, creative pursuits or as an additional reception space. Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom finished to a high standard. Externally, the home enjoys a standout feature in the form of its generous gardens. The gardens have been thoughtfully extended through the purchase of additional land to the side, which has planning permission granted for change of use to residential garden. The outdoor space has been carefully landscaped to include a sunken patio seating area, ideal for entertaining, along with a further patio adjoining the rear of the property. To the front, there is driveway parking leading to a double garage, providing excellent storage and parking options.



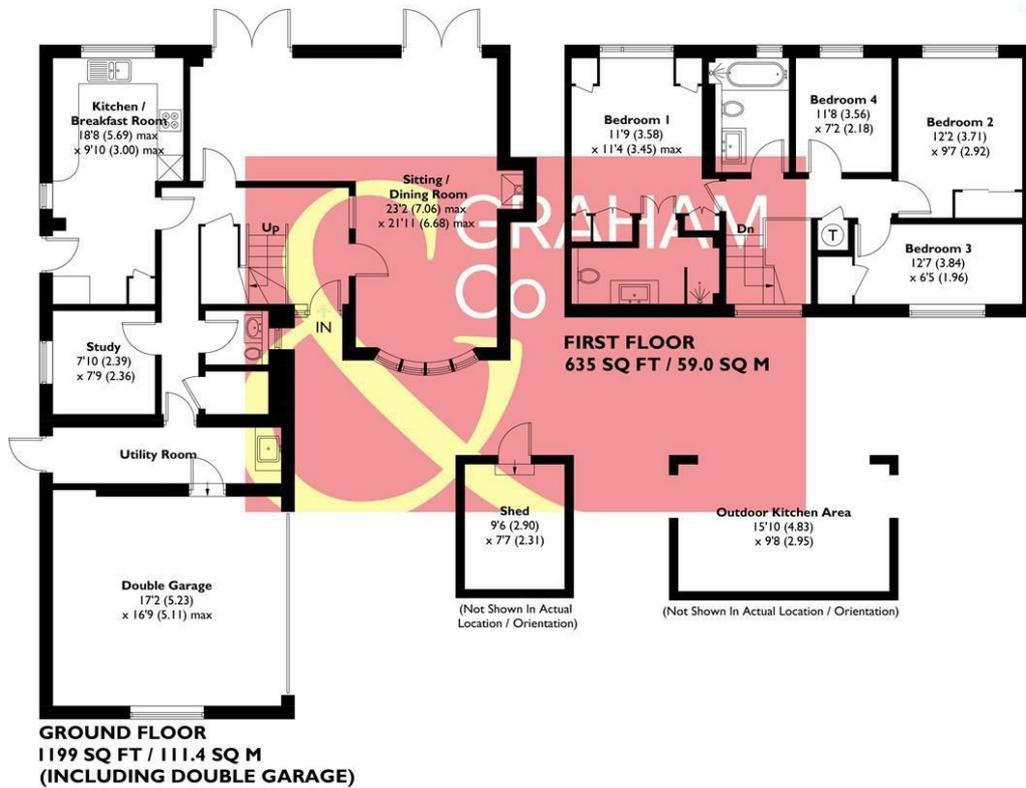


Offering space, scenery and strong community values, Tidworth attracts those looking to enjoy the very best of Wiltshire — where modern family life sits comfortably alongside heritage, open landscapes and everyday living. Nestling on the eastern edge of Salisbury Plain and located close to the A303 and the A338, it has evolved into a vibrant and family-oriented town with easy access to Andover, Salisbury and Marlborough. Rail connections from nearby stations provide direct links to London and the wider South-West. There is a wide choice of local schooling, childcare facilities and leisure opportunities. In addition to local state schools and nurseries, Tidworth is within easy travel of a number of independent Prep schools, Marlborough College and Dauntsey's. The town is well stocked with local facilities, including two supermarkets, veterinary surgeries, various eateries and a dental practice. It benefits from a modern leisure/fitness centre with swimming pool, open green spaces and countryside walks and bridleways. Equestrian pursuits, polo and other sports are also well catered for.





**APPROXIMATE GROSS INTERNAL AREA = 1834 SQ FT / 170.4 SQ M  
(INCLUDING DOUBLE GARAGE & EXCLUDING OUTDOOR KITCHEN AREA)  
SHED = 72 SQ FT / 6.7 SQ M  
TOTAL = 1906 SQ FT / 177.1 SQ M**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1285484)  
**Produced for Graham & Co**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) <b>A</b>		
(81-94) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Tax Band: E



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