



12 Manor Park, South Marston, SN3 4RR

**Asking Price: £675,000**

**richard james**

Village & Country Homes



## Manor Park, South Marston

FREEHOLD

Council Tax Band - E | EPC Rating - B



Welcome to this exceptional property, where luxury meets sustainability in a harmonious blend of modern living. Nestled within a tranquil setting, this smart home boasts a host of innovative features designed to elevate your lifestyle while minimizing your carbon footprint.

At the forefront of energy efficiency, the residence is adorned with 20 state-of-the-art 390W solar panels, complemented by a robust 19.8 kWh battery storage system and a hybrid inverter. Harnessing the power of the sun, this home ensures low energy costs while reducing reliance on traditional energy sources. Furthermore, the inclusion of a 'Zappi' EV Charger allows you to effortlessly charge electric vehicles using excess solar energy, paving the way for eco-friendly transportation solutions.

Step into the meticulously landscaped south-facing rear garden, where every detail has been meticulously curated for optimal enjoyment. A stunning Cabana featuring a remote louvered roof beckons you to unwind in style, offering year-round comfort and relaxation. Porcelain-tiled patio areas, a bespoke BBQ enclave, and tranquil iblade water features create an outdoor oasis perfect for entertaining or quiet moments of reflection. Complete with an outdoor GRP TV projector screen and discreetly enclosed service areas, this garden seamlessly blends functionality with elegance.



 Scan here to view the property video

Inside, the property is infused with cutting-edge technology, catering to the demands of modern living. Cat 6 data points strategically located in the Games room, Kitchen, Lounge and main Bedroom ensure seamless connectivity, while Unifi wifi access points extend coverage throughout the home and outdoor spaces. Smart Lightwave light switches add convenience and ambiance, allowing you to effortlessly control lighting with a touch of sophistication.

For the health-conscious homeowner, a 'Whole House' water filtration and descaler system provide purified water throughout the residence, promoting wellness and longevity.

The accommodation itself exudes comfort and style, with a thoughtfully designed layout conducive to both relaxation and productivity. From the elegant Entrance Hall to the inviting Living Room, Dining Room, and Kitchen/Breakfast Room, every space exudes an air of refined living. A dedicated Study offers a tranquil retreat for work or study, while the versatile Games Room/Family Room provides endless entertainment possibilities.

Upstairs, the First floor landing leads to a luxurious Bedroom One with En-Suite Shower Room, alongside three additional well-appointed bedrooms and a Family Bathroom, ensuring ample space for the entire family to unwind and recharge.

A portion of the original garage has been retained for additional outdoor storage, complete with power, light and electric roller shutter door for your convenience.

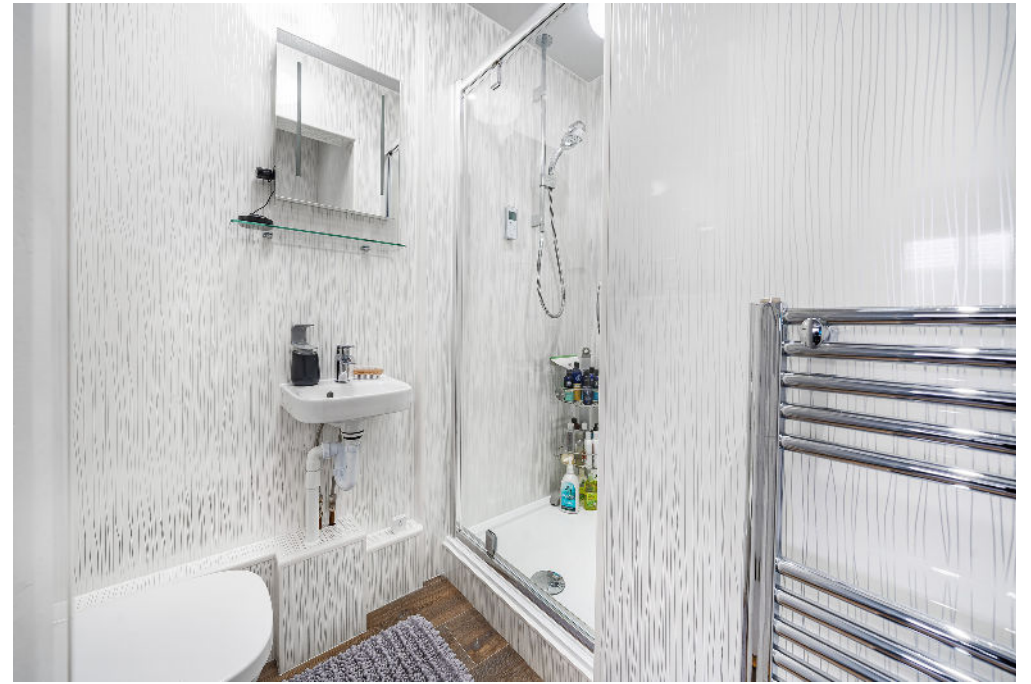
In essence, this property represents the epitome of modern luxury living, seamlessly blending sustainability, technology, and timeless elegance to create a home that is both forward-thinking and effortlessly chic. Experience the pinnacle of contemporary living in this remarkable residence, where every detail has been meticulously crafted for the discerning homeowner.

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UPVc Double Glazing, Gas Central Heating, Mains Drainage & Mains Electrical Supply





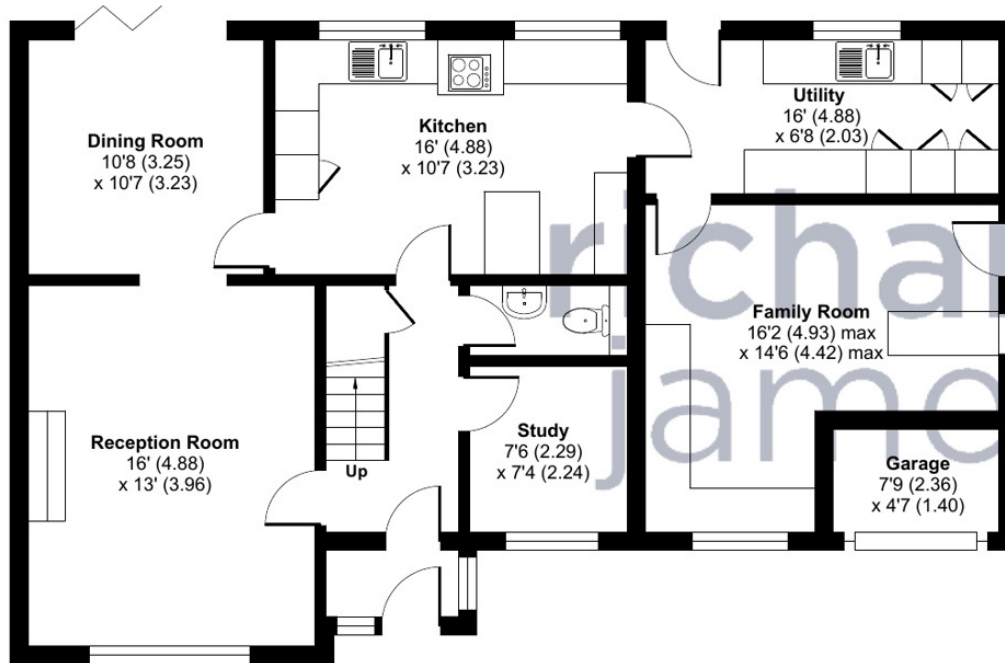




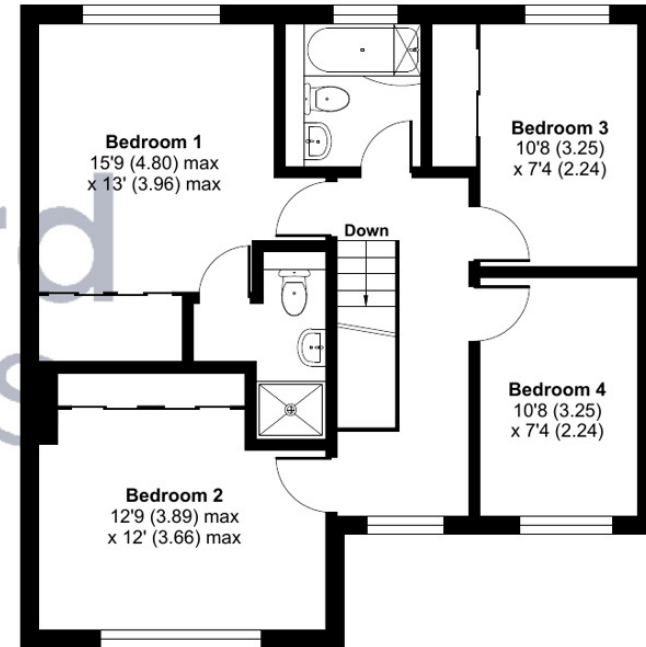


# Floorplan

Approximate Area = 1703 sq ft / 158.2 sq m  
Garage = 35 sq ft / 3.2 sq m  
Total = 1738 sq ft / 161.4 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James. REF: 1079124

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