





On the instructions of the Executors, for sale by informal tender. A substantial 4 bedroom detached house with off-street parking, large rear garden and a sizeable industrial/workshop building with secure yard and forecourt adjacent to the house.

Offers sought by 5pm on Wednesday 16th May 2018.

New House can be accessed through either the front door or via the garden through the rear door. The front door leads into the front hall, immediately to the right is the snug/dining room which leads through into the kitchen. Immediately to the left of the hall is the main sitting room with an open fire. The kitchen consists of a large open plan room with an AGA and an additional electric oven and ample fitted kitchen units, there is space for a good size kitchen table. Importantly the kitchen overlooks and sits adjacent to the main garden. The kitchen then leads on to the rear hall, cloakroom and a decent sized utility room.

The first floor has 3 double bedrooms and 1 single bedroom. All of the bedrooms have fitted cupboards. There is a family bathroom with a bath and separate shower cubicle.

Outside there is a good size mainly lawn secure garden to the rear of the house. The house can be accessed to all sides. There is a large tarmac parking area to the front of the house (formerly a PFS forecourt).

Adjacent to the house and accessed through a large set of lockable iron gates is the industrial/workshop building. Between the house and the workshop building is a secure yard area mixed of hard standing and grass.

As a general note the property as a whole has significant scope to improve and/or extend the main house (subject to any necessary consents). The industrial/workshop building provides further scope for re-development/conversion (subject to any necessary consents) alternatively to be continued to use for an appropriate use.



Services - Main Electricity, Water, Sewerage, Gas.

Distances :

Hungerford 6 miles (London Paddington 60 minutes)

Great Bedwyn 5 miles (London Paddington 75 minutes)

Marlborough 6 miles - M4 J14 8 miles - Swindon 13 1/2 miles
(distances and times approximate)

Local amenities :

The village of Ramsbury is arguable the most sought after village in the area, and benefits from having an excellent primary school within walking distance and extensive sports club including flood lit tennis courts, bowls, football pitches, a well renowned eating pub - The Bell at Ramsbury, a substantial doctors surgery, Post Office, village store, hairdresser, beautician and a variety of different social clubs.

There are numerous golf clubs, riding establishments, walking and bike routes and other amenities and attractions in the area.

N.B. Health and safety notice: All persons viewing Laurel Garage and New House do so entirely at their own risk. The Executors and the selling agents nor any party employed or instructed by them accept any liability. Minors are not permitted inside the industrial buildings and must be accompanied on site at all times. Particular care must be taken inside and around the industrial buildings.

DISCLAIMER

These particulars have been prepared with the utmost care but their accuracy including text, measurements, photographs and plans is for the guidance only of prospective purchasers and must not be relied upon as statements of fact. Their accuracy is not guaranteed. Descriptions are provided in good faith representing the opinion of the vendors' agents and should not be construed as statements of fact. Nothing in these particulars shall be deemed to imply that the property is in good condition or otherwise, nor that any services, facilities, fixtures and fittings are in good working order. These particulars do not constitute part of any offer or contract.



Every effort has been taken to ensure that all statements contained within these particulars are factually correct. However, if applicants are uncertain about any relevant point, they are advised to ring this office for clarification. By doing so they may save themselves an unnecessary journey. All measurements given are approximate and are wall to wall unless stated otherwise.

**Viewing strictly through sole agents Kidson-Trigg
01793 781937**

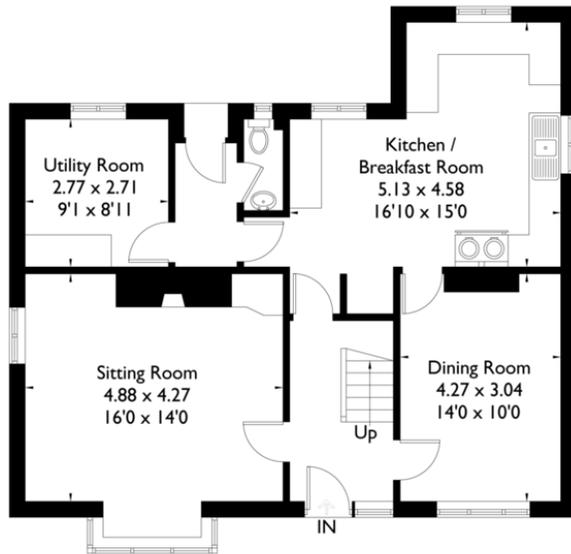


New House, Back Lane, Ramsbury, Marlborough, SN8 2QY

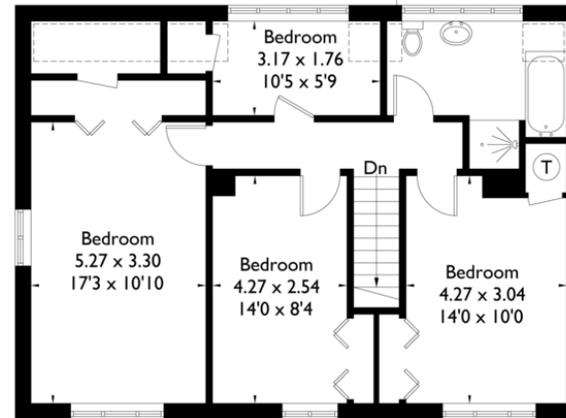
Approximate Gross Internal Area = 151.5 sq m / 1631 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 206720

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



4 bedroom detached house

Off-street parking

Large rear garden

Substantial industrial/workshop building

Secure yard

Former Forecourt/large tarmac area to the front

Located in a premium village

Significant scope for improvement/extension

Primary School Ofsted outstanding

St Johns Academy catchment area