





A 4 bedroom detached house with a detached double garage, off-street parking for 2/3 cars, secure lawn garden. The property occupies a prime position in walking distance to local amenities. A particularly unique and appealing plot in the vicinity

The garage is located on the far side of the garden and has two/three further off-street parking spaces to the front.

The front door of the house leads into the front hall, immediately to the right is a WC/cloakroom further on and to the left is the study/snug, further on and to the left is the sitting room which has a gas fire and double sliding doors opening to the terrace and garden. To the right of this is the kitchen which has a tiled floor, ample fitted units an electric oven with gas hob over. Beyond the kitchen is the conservatory which also leads out onto the rear garden. The first floor has master bedroom with an ensuite shower room, this is on the garden side of the house. There is a family bathroom and two further double bedrooms and a single bedroom. The double bedrooms both have fitted cupboards.

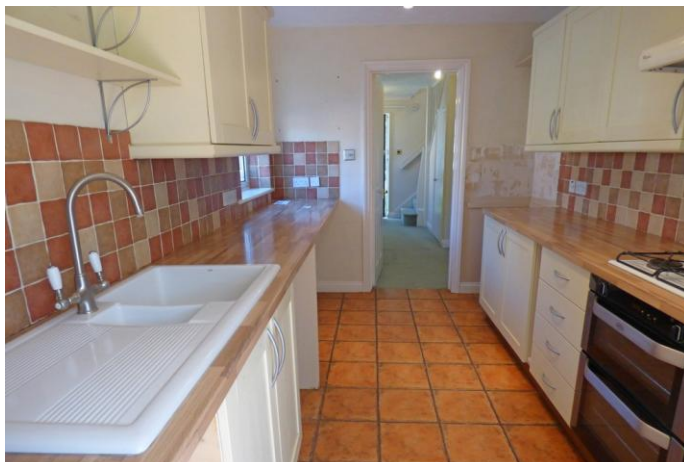
The garden is secure and laid mainly to lawn, there is a single door from the garage to the garden. There is also a side gate that goes from the off-street parking into the garden.

The primary school (ofsted rated outstanding) is just moments away.

This is a particularly appealing package and viewing is highly recommended.

Location

Ramsbury is situated on the banks of the River Kennet and in an Area of Outstanding Natural Beauty and is considered to be one of the premier villages in the local and surrounding areas. Amenities include a post office, a convenience store, a doctors' surgery, a hairdresser & two



pubs, one which of which is the much frequented & highly rated 'Bell at Ramsbury', which now has a very popular day time cafe annexed to it called Cafe Bella.

Ramsbury also has an excellent Primary school and Pre-school. There are excellent private schools in the area, such as Cheam, Marlborough College, Dauntsey's and Pinewood and importantly the village sits within the St John's Academy catchment area.

The market towns of Marlborough (6 miles) & Hungerford (5 mile) are close by; with Swindon (12 miles) & Newbury (14 miles) both with mainline railway stations to London Paddington. The M4 motorway can be accessed at junction 14 (7 miles) or Junction 15 (10 miles). The surrounding countryside is ideal for walking & riding and there is an excellent tennis & sports club in the village. Distances approximate.

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.

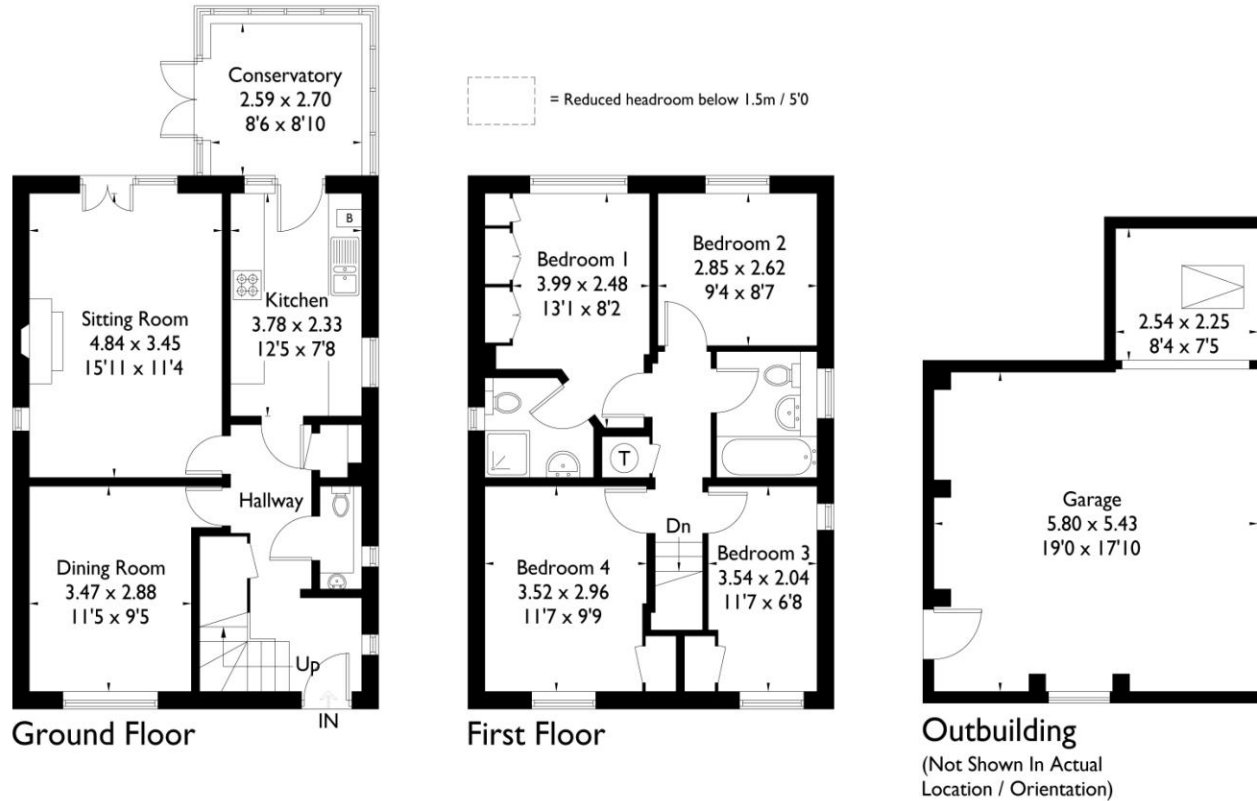
Viewing strictly through sole agents Kidson-Trigg

01793 781937



20 Isles Road, Ramsbury, Marlborough, SN8 2RT

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft
Outbuilding = 37.8 sq m / 407 sq ft (Including Garage)
Total = 147.4 sq m / 1587 sq ft



- 4 bedrooms
- Detached house
- Double detached garage
- Secure lawn garden
- Conservatory
- Separate access to the garden via the garage and off-street parking
- Ofsted Out-standing Primary School
- Well-equipped village with doctors, shops and pubs
- St John Academy Marlborough catchment
- Prime position

FLOORPLANZ © 2018 0203 9056099 Ref: 213182

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.