

A stunning contemporary 3,500 sq ft+ 4 bedroom house in the centre of the sought after village of Ramsbury. Walking distance to local amenities and school. Well maintained and designed gardens leading to the Kennet Stream with views towards Spring Hill in the distance.

An extensively converted and extended former Chapel dating back to 1839 with a professionally designed and landscaped garden to the Kennet stream. The house has been renovated to an exceptionally high standard throughout, whilst retaining many original features and provides very spacious and appealing living space.

Entrance Hall, Drawing Room, open plan Kitchen, Dining and living area, Family Room, Study, Utility, further Hall, Cloakroom, Snug, Master Bedroom En-suite, three Double Bedrooms (one en-suite), Family Bathroom

Entrance Hall

Hardwood floor, two windows to the front, double chapel doors leading to the drawing room. Large fitted storage cupboards to both sides, large enough to accommodate both a adult and children's bicycles.

Drawing Room

A stunning vaulted ceilinged living space with patterned stained glass windows to the side and rear, hardwood floors, underfloor heating wood burning stove, double doors leading to the Kitchen/Dining Room and hardwood stairs to a galleried landing at first floor level. Exposed beams throughout.

Kitchen/Dining Room/Sun Room

Hardwood floors with underfloor heating, bi-fold double doors opening up to the garden, windows to the side and rear, electrically operated roof lantern. Original vestry cupboards fitted to dining area.

Kitchen Area

Granite worksurfaces with 1.5 bowl sink, mixer tap, electric Miele Induction Hob, electric Miele Oven, Miele Steam Oven, integral Miele Coffee Machine with boiling water and steam function, Miele Dishwasher and Miele Wine Fridge and Miele Fridge. A range of floor and wall mounted kitchen units. Doors leading to Utility Room, Hall, side courtyard, Snug and Playroom. There are far reaching views through the bi-fold doors across the garden to the water meadows beyond and Spring Hill in the distance.

Utility Room

A range of floor and wall mounted kitchen units, granite worktop, butler sink and external door to the side. Miele Freezer and room for washing machine and tumble dryer. Hardwood floor with under floor heating.

Family Room

Carpeted, window to the side, heating via single radiator.

Hall



Natural stone floor, front door, double doors to the Living Room, doors to Study and Cloakroom. Large cupboard/store with double doors.

#### Cloakroom

With wall mounted radiator towel rail, natural stone floor, WC and sink unit (converted from an original font).

#### Study

Hardwood floor, window to the side, large built-in storage cupboard which also houses all technical equipment for the house.

#### Snug

this has been recently converted to create extra entertaining space. There is a pizza oven and a working fireplace. The snug is accessed from the kitchen and also leads out into the garden.

#### First Floor

Galleried landing with two windows overlooking the garden and views over surrounding countryside and an impressive large stained glass central window.

#### Landing

Hardwood floor, two radiators and doors leading to all bedrooms, family bathroom, airing cupboard and large fitted storage cupboard.

#### Master Bedroom En-suite

Carpeted with a window to the side and a large half-moon window to the rear, two radiators, three built-in double wardrobes.

#### En-suite Bathroom

Polished wood floor with heated towel rail, WC, shower cubicle and Velux window.

#### Double Bedroom

Carpeted with window to the side and Velux window, built-in double and single wardrobes. Loft access.

#### Double Bedroom

Carpeted with rear window to the side and Velux window and a built-in double wardrobe.

#### Family Bathroom

Polished wood floor with window to the side and Velux window, heated towel rail, claw footed rolltop bath, pedestal wash hand basin, WC and large shower cubicle. Boiler cupboard.

#### Guest En-suite Bedroom

Carpeted double bedroom with windows to the front and electric smart glass internal window overlooking the galleried Drawing Room, giving clear or frosted finish for privacy. Exposed beams and loft access.

#### En-suite shower room

Polished wood floor with shower cubicle, window to the front, heated towel rail, pedestal wash hand basin and WC.

#### Outside



Accessed from the bi-fold doors and an external side door in the Kitchen.

Professionally designed and landscaped gardens featuring mature box hedging, neatly laid lawns with borders each side down to the Kennet stream. The garden is south facing and has views across the water meadows which lie next to the Kennet stream and Spring Hill beyond.

#### Communications/Digital Equipment

#### Kitchen

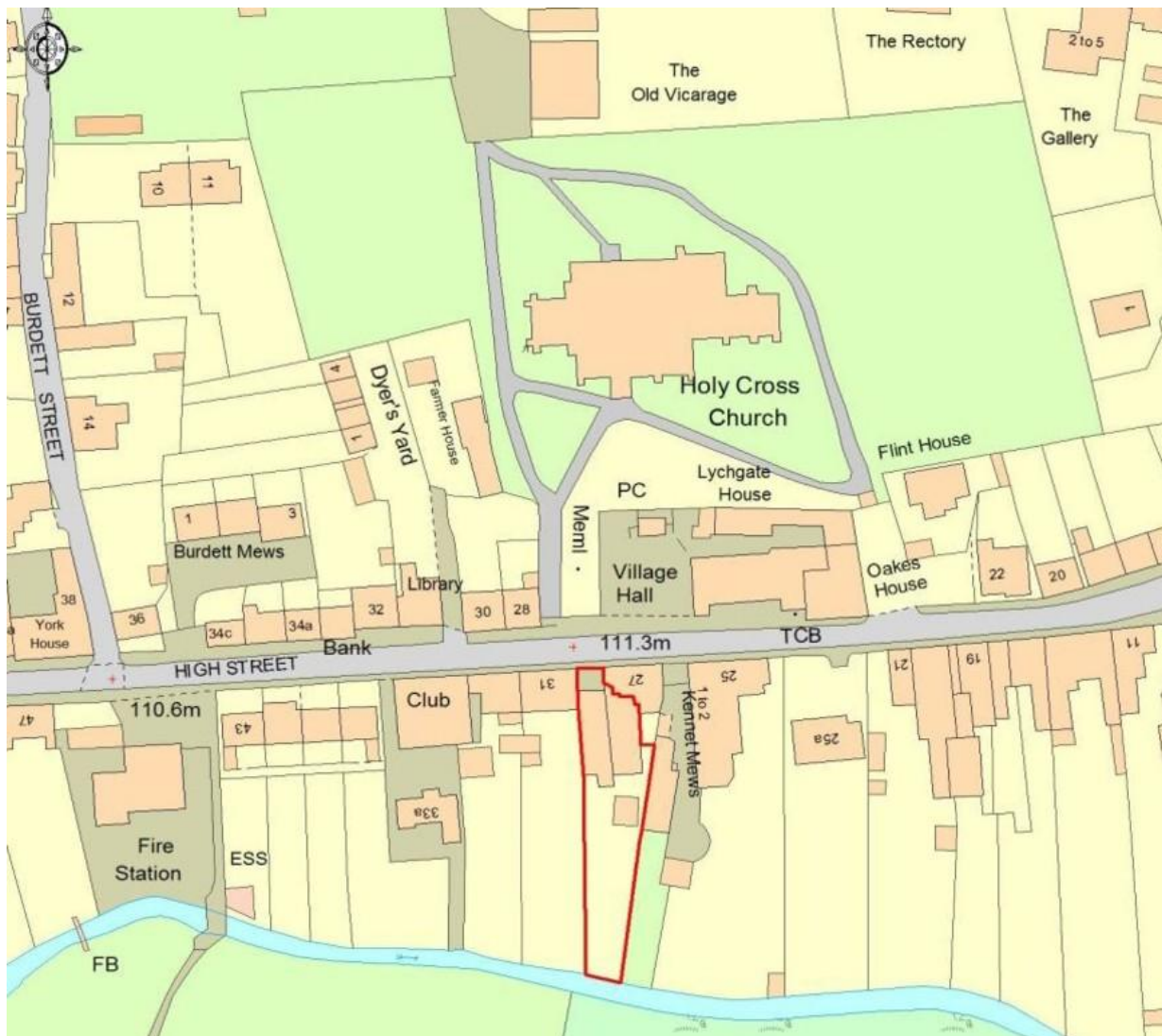
Electronic roof vent which opens and shuts to regulate the temperature or weather, operated either manually or automatically. There are blue lights in the roof lanterns, switched from the main switch next to the dresser.

Viewing by appointment only with Kidson-Trigg

01793 781937







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 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 miles) 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.

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

**01793 781937**



- Circa 3,500 sq ft
- 4 bedrooms
- Central Village location
- Contemporary and spacious house
- Good choice of living space
- Well maintained and designed gardens
- Views towards Spring Hill
- Primary School Ofsted Outstanding
- Well equipped village
- Wood Burners