



School House

Ham, Marlborough, Wiltshire, SN8 3RB





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Guide £585,000

A beautifully presented brick and flint property situated in the heart of Ham.

Description

The property has lots of natural light together with good ceiling height creating a comfortable feeling of space. The accommodation includes a separate hall, a sitting room and a family room with a fireplace. There is a dining room with doors to the garden, a smart kitchen and a useful utility area that includes fitted appliances. On the first floor there are two double bedrooms and a very spacious bathroom. Outside there is a lovely mature garden with a wide paved terrace, lawn, borders and topiary for structure. There is a screened area for garden waste and a useful shed. A viewing is strongly advised to fully appreciate the overall qualities and attention to detail throughout.

Ham

Ham is a small village approximately 5 miles from Hungerford. Hungerford has a range of local shops and is renowned as an antiques centre. It is bordered by Freemans Marsh and Portdown Common with the Kennet & Avon canal flowing through. The town has a doctors surgery, public library, two supermarkets, restaurants, banks and leisure

activities. The M4 motorway can be joined approximately 3 miles to the north and there is a rail service from the town to Newbury, Reading and London (Paddington).

Directions

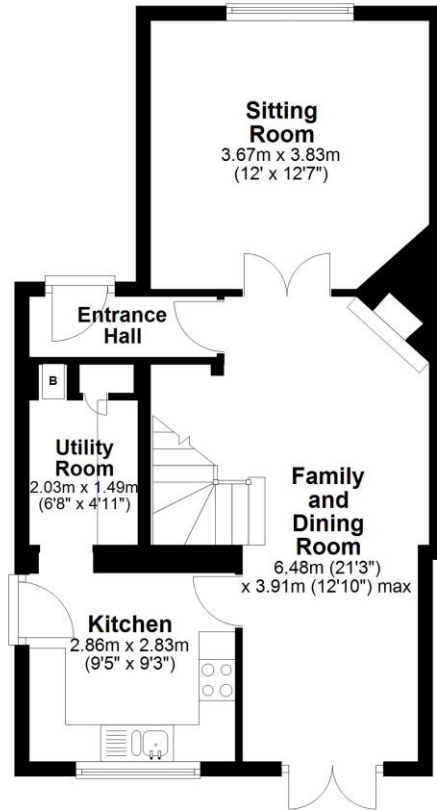
From our office turn left up the High Street, continue on the A338 for approx. 4 miles and turn left signposted Ham. Continue to the village, bear to the right and School House will be found on the right hand side.

- Entrance Hall
- Sitting Room
- Family Room
- Dining Room
- Kitchen
- Utility
- Two Bedrooms
- Bathroom
- Gardens
- Oil Fired Heating



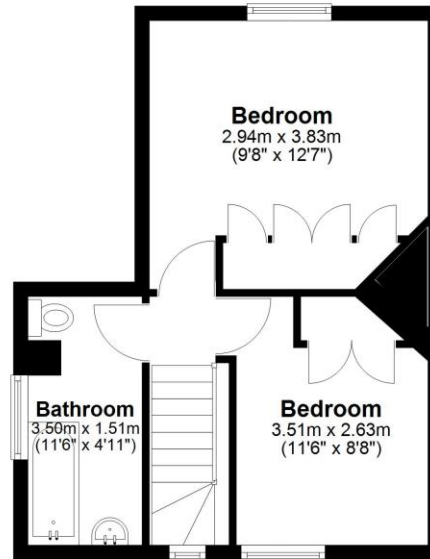
Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.5 sq. feet)



To view this property call Marc Allen Estate Agents on **01488 685353**

Porch

Entrance Hall

Radiator.

Sitting Room

Two radiators.

Family Room

Open fireplace with a stone surround. Radiator. Understairs cupboard.

Dining Room

Radiator. French doors to garden.

Kitchen

Fitted with a range of light wood effect units with drawers, work surfaces over and tiled surrounds. Under unit lighting. Built-in electric oven, grill, hob and extractor over. Single drainer stainless steel sink unit with a mixer tap. Radiator. Door to garden.

Utility

With a further range of units with work surfaces over and under unit lighting. Integrated fridge, washing machine and freezer. Oil fired boiler for domestic hot water and central heating.

Staircase gives access to landing

With a distinctive porthole window.

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Disclaimer These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

Bedroom 1

Built-in wardrobes and cupboard. Radiator. Access to loft.

Bedroom 2

Airing cupboard with hot water tank and immersion heater. Radiator.

Bathroom

A white suite comprising panelled bath with a shower attachment and screen, wash hand basin and w.c. Radiator. Tiled surrounds.

At the front of the property is

A low maintenance garden with paving and side access.

At the rear of the property is

A wide paved terrace leading to a lawned garden with borders, topiary and holly. There is a screened area for garden waste, bins, the oil tank and a garden shed. Outside light and tap.

Services

All mains connected, except gas. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

