



# Preston Barn

Preston, Ramsbury, Wiltshire, SN8 2HF







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£975,000

A substantial detached barn conversion situated in a rural location in the hamlet of Preston near to Ramsbury.

## Description

The accommodation is of truly fabulous proportions with a cavernous feeling of space on various levels. With a wealth of exposed timbers, high ceilings, exposed brickwork and a central fireplace, a viewing is essential to fully appreciate the potential offered by this unique country home. Outside there is a generous gravelled driveway (shared with the Coach House) and formal gardens adjacent to The Barn. There is additional land laid to grass with trees, running alongside the river and, in total, the plot is approaching 1.3 acres.

## Ramsbury

Preston is a hamlet on the outskirts of Ramsbury. Ramsbury is a pretty village set in the Kennet valley, an area of outstanding natural beauty. The village is situated between Hungerford and Marlborough and has a post office, local shops, a primary school, a doctors surgery and pharmacy. There is a bus service to Marlborough and Swindon with M4 access at junctions 14 or 15. The railway station at Hungerford has train service to London (Paddington).

## Directions

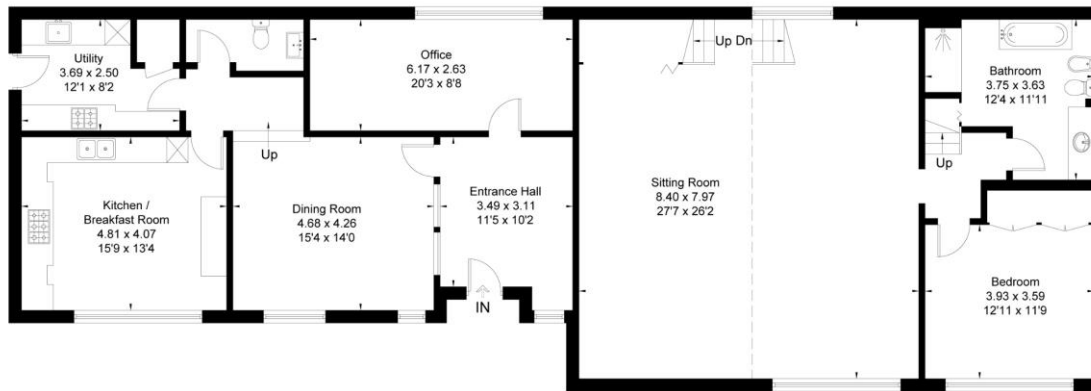
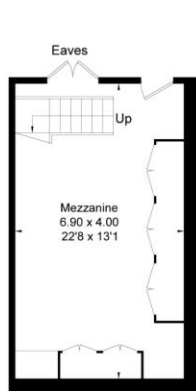
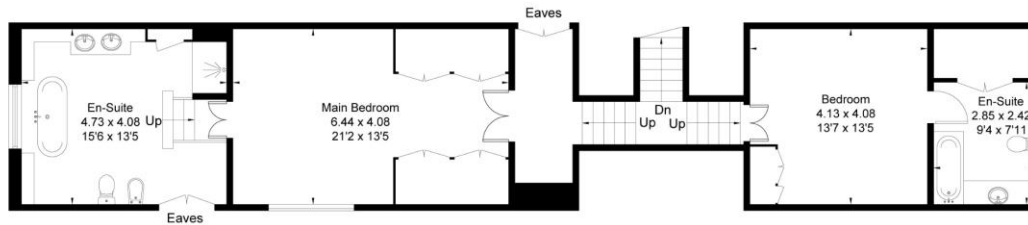
From our office turn right down the High Street, left at The Bear Hotel and then turn right onto the B4192. Continue on this road for approx. 4 miles to Preston. Turn right into the lane by the Toll Cottage and Preston Barn will be found along on the left hand side.

- Reception Hall
- Study/Bedroom 5
- Split Level Sitting Room
- Dining Room
- Cloakroom
- Kitchen
- Utility
- Inner Hall
- Mezzanine/Bedroom 4
- Three Bedrooms
- Dressing Room
- Three Bathrooms
- Mature Gardens





Approximate Floor Area = 302.2 sq m / 3253 sq ft (Including Mezzanine)



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



#### Reception Hall

Floor to ceiling glass panels. Tiled floor.

#### Study/Bedroom 5

Exposed beams.

#### Split-Level Sitting Room

A fabulous part-vaulted room with exposed timbers and a central woodburning stove. Exposed brick work.

#### Dining Room

An impressive room with exposed beams and brickwork.

#### Cloakroom

With a wash hand basin and w.c.

#### Kitchen

Fitted with a range of cream fronted wall and base units with display cabinets, open shelving and plate rack. Integrated fridge, freezer and Electric range cooker. Belfast style sink and granite work surface. Tiled floor. Space for a table. Exposed beams.

#### Utility

With a further range of units with granite worktops and gas hob. Door to garden.

#### Inner Hall

Staircase to:-

#### Mezzanine/Bedroom 4

Ideal as a playroom, study or potential bedroom.

#### Bedroom

Built-in wardrobes. Wash hand basin. Exposed beams.

#### Bathroom

Panelled bath with a marble surround, wash hand basin with a cupboard below, w.c. and bidet. Separate shower enclosure.

#### Stunning Central Staircase in oak to first floor

#### Bedroom Suite

With exposed beams.

#### Dressing Room

With fitted wardrobes.

#### Bathroom

With a free-standing bath, twin sinks, separate shower enclosure, w.c. and bidet.

#### Bedroom

Built-in wardrobe. Access to loft space.

#### En-Suite Bathroom

A white suite comprising panelled bath, wash hand basin with cupboard below and w.c. Built-in cupboard.

#### Outside

A five bar gate gives access to a generous driveway and parking area shared with the Coach House. There is a formal garden adjacent to the barn laid to grass with topiary, mature trees and a paved terrace. In addition, there is land to the side with fruit trees and other mature trees running alongside the river. Garden sheds, one of which has a generator. The overall plot is approaching 1.3 acres and a particular feature of the property.

#### Please Note:

The thatch needs to be replaced and this has been factored into the Guide Price already.

#### Services

Mains electricity and gas. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included. Council tax band F.



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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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

