



The Coach House

Preston, Ramsbury, Wiltshire, SN8 2HF





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£525,000

A beautifully designed detached self-contained cottage tastefully refurbished within the past 5 years.

Description

The ground floor offers predominantly open plan accommodation comprising entrance and cloakroom area, a kitchen/breakfast room with French windows leading to a paved terrace overlooking the garden and two well sized reception rooms with wonderful natural light from distinctive picture windows. On the first floor there are two double bedrooms with vaulted ceilings plus added under eaves storage and a separate shower room. Outside there is a shared driveway with parking for two vehicles and an enclosed garden with a paved terrace, grass and borders.

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).

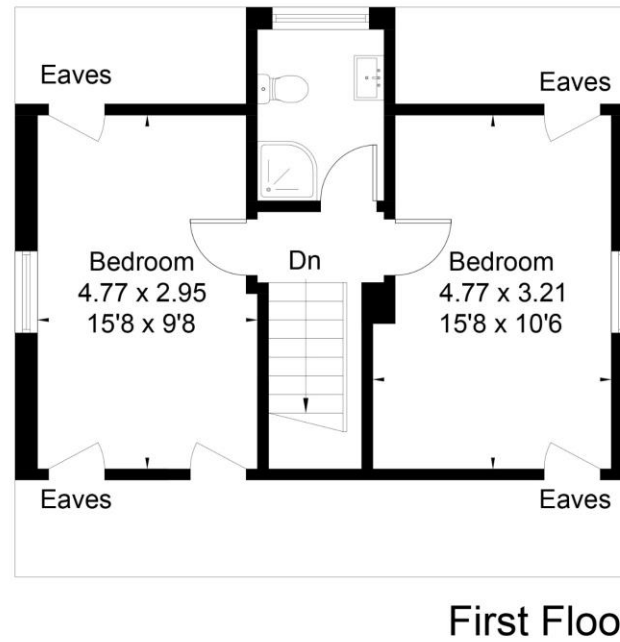
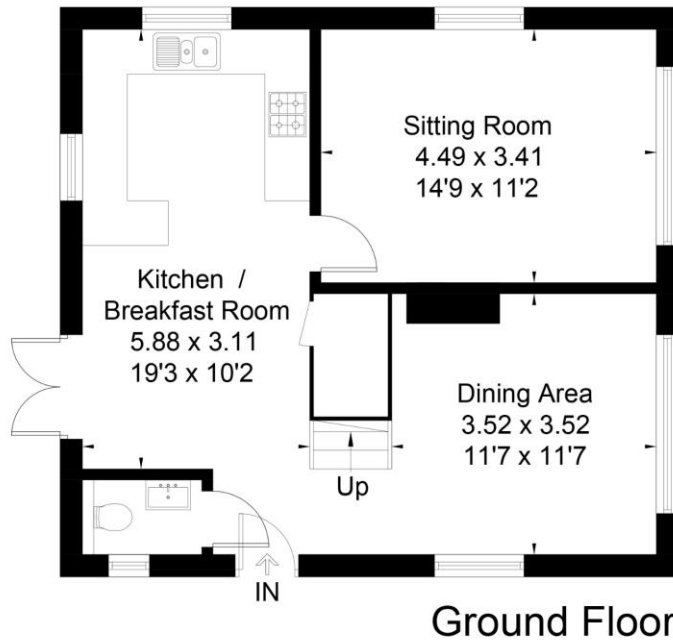
Directions

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 The Coach House will be found along on the left hand side.

- Entrance Area
- Cloakroom
- Dining Area
- Kitchen/Breakfast Room
- Sitting Room
- Two Bedrooms
- Shower Room
- Driveway
- Garden
- Gas to Radiator Heating



Approximate Floor Area = 92.8 sq m / 999 sq ft



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

Door to:-

Entrance Area

Stairs to first floor.

Cloakroom

A white suite comprising w.c. and wash hand basin with storage below. Chrome finished heated towel rail.

Dining Area

Wood effect flooring. Radiator. Picture window.

Kitchen/Breakfast Room

Fitted with a range of Shaker style units with Quartz work surfaces over and matching upstand. Built-in electric oven, ceramic hob and extractor. Integrated fridge, freezer and dishwasher. Single drainer stainless steel sink unit with a mixer tap. Wood effect flooring. Space for a table. Radiator. Understairs cupboard. French doors to garden.

Sitting Room

Wood effect flooring. Radiator. Picture window.

Staircase gives access to landing

Bedroom 1

Part vaulted ceiling. Radiator. Eaves storage.

Bedroom 2

Part-vaulted ceiling. Radiator. Eaves storage.

Shower Room

With a curved shower enclosure, wash hand basin with a drawer below and w.c. Chrome finished heated towel rail. Tiled floor.

Outside

There is a wide paved terrace leading to a mainly lawned garden with borders, enclosed by hedge and fencing. Side access. Outside lighting and tap. Parking for two vehicles.

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 D.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

110 High Street, Hungerford, Berkshire RG17 0NB

Tel: 01488 685353

Fax: 01488 680844

Email: sales@marcallen.co.uk

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

