



# 60 Ashley Piece

Ramsbury, Wiltshire, SN8 2QE

marc allen





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Guide £625,000

A very nicely presented detached house occupying a favourable corner plot within the village of Ramsbury.

## Description

The generous ground floor accommodation includes good hall space from which the stairs lead, a formal dining room and a separate sitting room with doors to the large garden room which is a valuable addition to the living space. There is a nicely fitted kitchen, a spacious study and a ground floor bathroom. On the first floor there are three well balanced bedrooms, all of which have built-in wardrobes. There is an en-suite bathroom and a separate shower room. Outside there is a wide frontage and this extends to the side where there is a driveway for off road parking together with a garage and workshop. The secluded courtyard garden enjoys a sunny aspect with mature shrubs, wisteria and paved seating areas.

## 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).

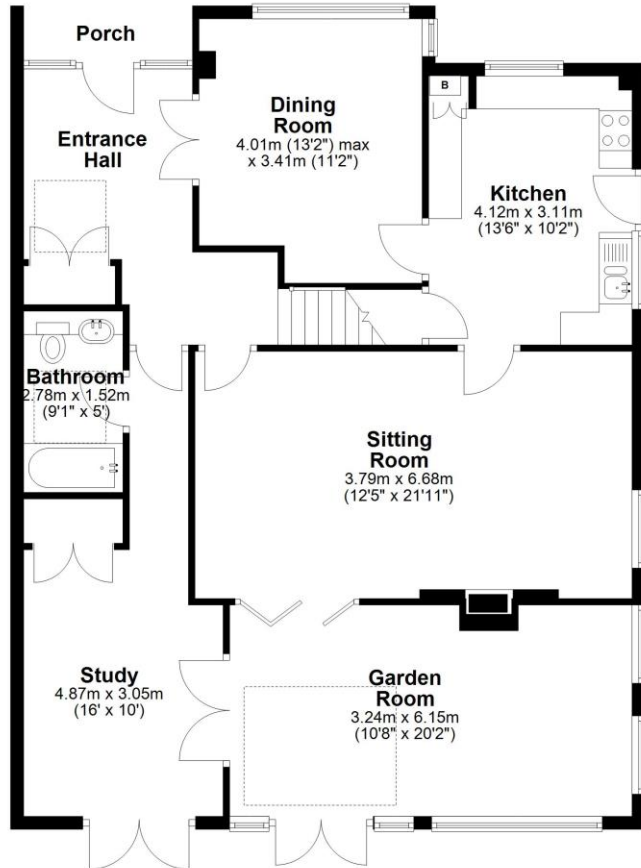
## Directions

From our office turn right down the High Street, left at The Bear Hotel and then turn right onto the B4192 signposted Chilton Foliat. Continue through the village and take the next left turn to Ramsbury. At the centre of the village turn sharp right into Oxford Street. Take the second left turn into Crowood Lane and then second right into Ashley Piece. No.60 will be found on the right hand side.

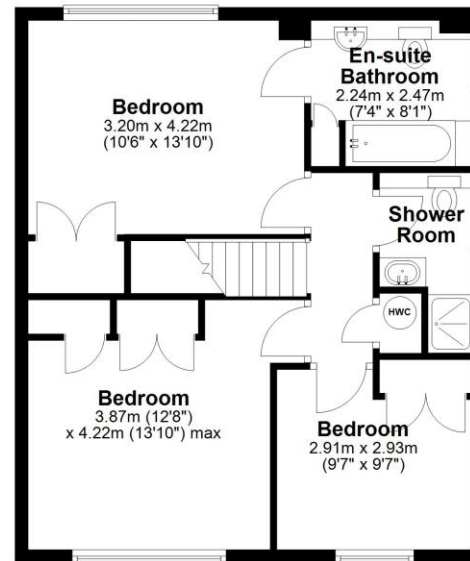
- Porch
- Entrance Hall
- Inner Hall
- Ground Floor Bathroom
- Study
- Dining Room
- Sitting Room
- Kitchen
- Garden Room
- Three Bedrooms
- En-Suite Bathroom
- Shower Room
- Garage/Workshop
- Driveway
- Gardens



**Ground Floor**  
Approx. 110.8 sq. metres (1193.0 sq. feet)



**First Floor**  
Approx. 55.3 sq. metres (595.1 sq. feet)



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



### Porch

### Entrance Hall

Radiator. Velux window. Built-in cupboard. Stairs to first floor.

### Inner Hall

### Bathroom

With a part-sunken bath, shower over and screen. Wash hand basin and w.c. Heated towel rail. Velux window.

### Study

Door to garden. Built-in cupboard. Two radiators.

### Dining Room

Radiator. Four wall light points.

### Sitting Room

Feature fire surround. Wood finish floor. Double doors to conservatory/garden room.

### Conservatory/Garden Room

Door to garden.

### Kitchen

Fitted with a smart range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer sink unit with a mixer tap. Built-in electric oven, grill, microwave, fridge/freezer and dishwasher. Cupboard housing gas fired boiler for domestic hot water and central heating. Plumbing for automatic washing machine. Tiled floor. Understairs cupboard. Door to garden.

### Staircase gives access to landing

Airing cupboard with hot water tank and immersion heater. Access to loft.

### Bedroom 1

Built-in wardrobe. Radiator.

### En-Suite Bathroom

With a part-sunken bath, wash hand basin with drawers and w.c. Electric shaver point. Built-in cupboard.

### Bedroom 2

Built-in wardrobe. Radiator.

### Bedroom 3

Built-in wardrobe. Radiator.

### Shower Room

With a shower enclosure, wash hand basin and w.c. Tiled surrounds. Electric shaver point.

### Garage/Workshop

To the rear with a remote controlled up and over door and block paved driveway. Light and power. Door to garden.

### Outside

The property occupies a fabulous corner plot with lawn, mature borders, tree and established wisteria. There is a lovely secluded courtyard garden directly to the rear with a sunny aspect, mature borders and awning for shade.

### Services

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.

