



# 1 Newtown Cottages

Ramsbury, Marlborough, Wiltshire, SN8 2QD







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Guide £385,000

An attractive brick and flint cottage situated on the outskirts of Ramsbury, with a fabulous waterside garden.

## Description

The comfortable accommodation includes a sitting room with an open fireplace and a kitchen with space for a table. A door to the kitchen leads to the rear car parking area and there is also a useful utility cupboard. On the first floor there are two bedrooms, both of which have built in storage, and a shower room. Outside there are two parking spaces and a beautifully maintained garden, laid to grass with well stocked borders leading down to the waters edge which is a lovely backdrop.

## 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, and left at the Bear Hotel. Turn right

onto the B4192 continue straight for approximately four miles. When approaching Ramsbury, turn left onto Newtown Road. Number 1 will be found along on the right hand side.

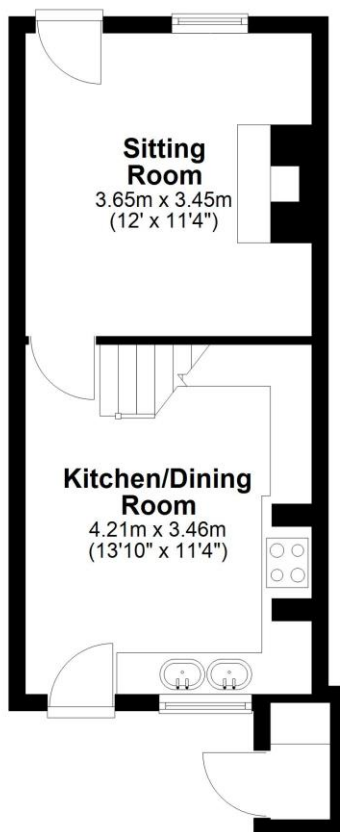
- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Utility Cupboard
- Waterside Garden
- Two Parking Spaces





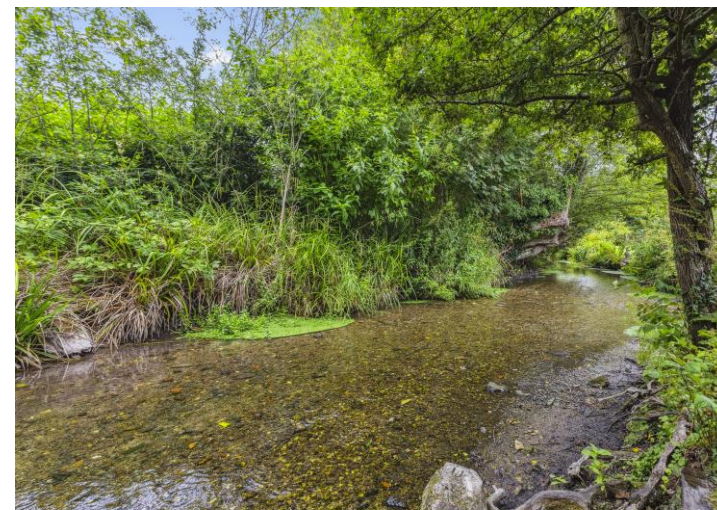
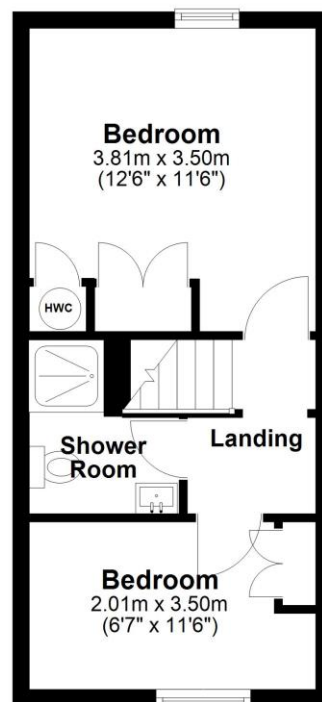
## Ground Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.4 sq. feet)



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

Door to:

**Sitting Room**

Open fireplace with a lovely backdrop. Stone surround. Fitted shelving. Radiator. Door to front. Sash window.

**Kitchen**

Fitted with a range of wood effect wall and base units with drawers, work surfaces over and upstand. Double bowl sink with mixer tap. Wall mounted gas fired boiler for domestic hot water and central heating. Radiator. Space for a table. Built in electric oven and hob.

**Stairs give access to landing**

Radiator. Access to loft.

**Bedroom 1**

Sash window. Radiator. Built in wardrobe. Airing cupboard with hot water tank and central heating.

**Bedroom 2**

Built in wardrobe and overhead storage. Radiator.

**Shower Room**

With a shower enclosure, wash hand basin and wc. Radiator. Extractor fan.

**Utility cupboard**

To the rear with plumbing for automatic washing machine. Appliance space. Light and power.

**At the front of the property is**

A small area of garden with hedging and climbers.

**At the rear of the property is**

A fabulous waterside garden laid to grass with pretty borders, well stocked to provide good colour and interest. Covered log and bin store. Raised border with ‘sleepers’. Garden shed. Outside tap. Two parking spaces.

**Services**

Mains electric, water and drainage. Calor gas heating. 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		
55-68	D		61 D
39-54	E		
21-38	F	28 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.

