



46 Whittonditch Road

Ramsbury, Wiltshire, SN8 2PY





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Guide £435,000

An extremely well proportioned family home in a popular village location.

Description

The property has gas to radiator heating with double glazing and the ground floor accommodation is very generous with an entrance hall, a good sized sitting room, a large kitchen/dining room and a study area. There is also a utility/pantry and a downstairs cloakroom. On the first floor there are four bedrooms, one of which has a dressing room, and there is a family bathroom which also includes a shower. Outside there is a private rear courtyard and a large front garden with off road parking.

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 take the first right turn signposted Swindon. Continue through Chilton Foliat, go past the first left turn to Ramsbury and continue to Whittonditch. Turn left onto Whittonditch Road towards Ramsbury and No.46 will be found after approx. 1 mile on the right hand side.

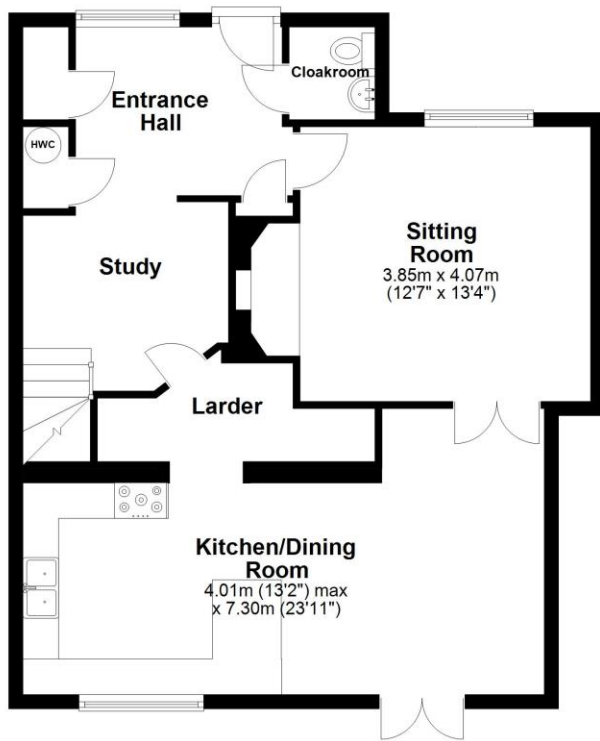
- Entrance Hall
- Cloakroom
- Study Area
- Sitting Room
- Kitchen/Dining Room
- Four Bedrooms
- Dressing Room
- Bathroom with Shower
- Off Road Parking
- Electric Charging Point
- Large Front Garden
- Low Maintenance Style Rear Garden





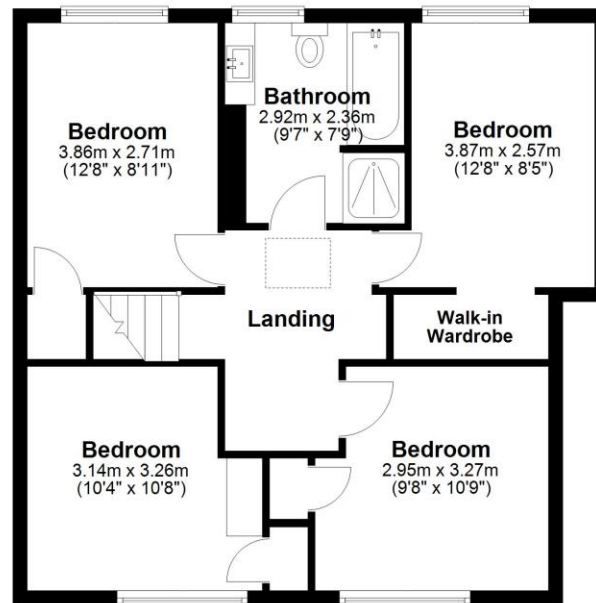
Ground Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



Total area: approx. 128.2 sq. metres (1379.9 sq. feet)

This floor plan is for illustrative purposes only. Exact measurements and distances given are approximate. Any discrepancies should be noted.



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

Front Door to:-

Entrance Hall

Deep cupboard. Airing cupboard with hot water tank and immersion heater. Further store cupboard. Laminated flooring.

Cloakroom

A white suite comprising vanity unit with a wash hand basin and mixer tap. W.C. Heated towel rail. Laminated flooring.

Study Area

Built-in pine desk top with fitted shelving over. Laminated flooring.

Sitting Room

Fireplace with a raised brick hearth and logburner. Radiator. Double doors to:-

Kitchen/Dining Room

Fitted with a range of wall and base units with drawers and work surfaces over. Breakfast bar. Belfast style sink with beech drainer and mixer tap. Fitted range cooker. Radiator. Gas fired boiler for domestic hot water and central heating. Stripped pine flooring. Double French doors to garden.

Walk-in Pantry/Utility

Plumbing for automatic washing machine. Fitted shelves. Tiled floor.

Staircase gives access to landing

Access to part boarded loft.

Bedroom 1

Stripped pine floorboards. Radiator.

Dressing Room

With fitted shelves.

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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 2

Built-in wardrobe/store cupboard. Radiator.

Bedroom 3

Built-in wardrobe/store cupboard. Fitted beech desk and shelf/box units. Radiator.

Bedroom 4

Built-in wardrobe/store cupboard. Fitted beech desk with shelf/box storage. Recessed shelves. Radiator.

Bathroom

Comprising bath with a shower mixer and a separate enclosed shower cubicle. W.C. and vanity unit with drawers and wash hand basin. Tiled floors and walls. Heated towel rail. Underfloor heating.

At the front of the property is

A large lawned garden with established hedging and footpath to the house. Garden shed. There is off road parking for four vehicles and an electric charging point.

At the rear of the property is

A low maintenance style courtyard garden with raised planters. Outside tap.

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.



EPC

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