



Gilwell House

19A High Street, Ramsbury, Wiltshire, SN8 2PA

marc allen



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Guide £825,000

A fabulous brick and flint character property in a convenient central location, but nicely tucked away from the High Street.

Description

Believed to date from around 1835, the property was originally a Methodist Chapel, then storage for the local bank before becoming a Scout hall, hence the name Gilwell House. It was then converted into a family home in the 1990's. The accommodation now includes a good sized kitchen with space for a table, a downstairs cloakroom and a useful utility room. The rear reception hall is a particular feature with good ceiling height and a large distinctive arched window. There is also a study with fitted shelving. Double doors open in to the elegant sitting room with a fireplace and doors to the garden. Planning permission (PL/2024/01516) has been granted to create a sizeable single storey rear extension containing a kitchen and living area, light filled, south facing and opening onto the garden, together with a ground floor reconfiguration to create a new centralized entrance hall, bootroom/utility and ground floor bedroom. There is also a re-configuration on the first floor to create an en-suite shower room and dressing area to the main bedroom, an en-suite shower room to the second bedroom, together with a third shower room. On the first floor there is currently a very generous landing, three well balanced bedrooms, a full family bathroom and an en-suite bathroom. Outside there is the all important off road parking for two vehicles and a good sized garden leading down to the river. A viewing is strongly advised to fully appreciate the overall qualities and potential of this lovely village home.

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).

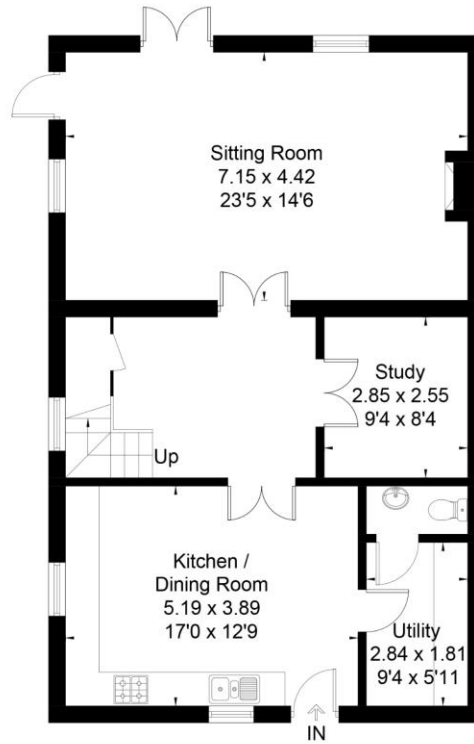
Directions

From our office turn right down the High Street, left at The Bear Hotel and then first right signposted Swindon. Continue through Chilton Foliat and after approx. 1 mile turn left signposted Ramsbury. At the centre of the village bear left into the High Street and the doorway to Gilwell House will be found just past the church on the left hand side opposite the lychgate.

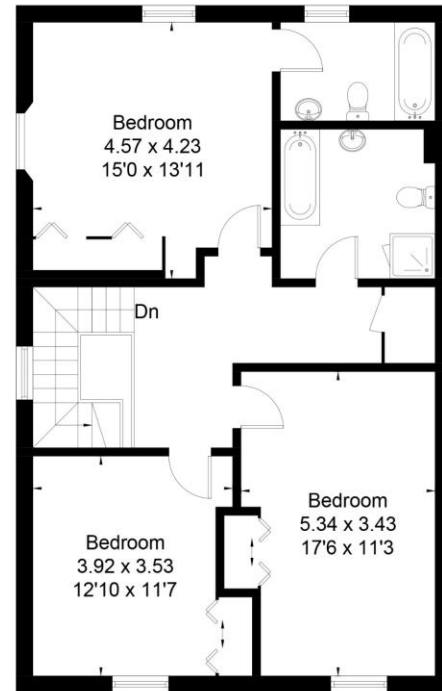
- Kitchen/Breakfast Room
- Utility
- Cloakroom
- Inner Hall
- Study
- Sitting Room
- Galleried Landing
- Three Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Rear Garden
- Two Allocated Off Road Parking Spaces



Approximate Floor Area = 166.3 sq m / 1790 sq ft
 Outbuilding = 3.5 sq m / 38 sq ft (Excluding Shed)
 Total = 169.9 sq m / 1828 sq ft



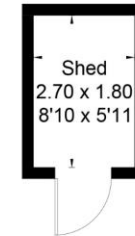
Ground Floor



First Floor



Summer Home
 2.05 x 2.05
 6'9 x 6'9
 (Not Shown In Actual Location / Orientation)



Shed
 2.70 x 1.80
 8'10 x 5'11
 (Not Shown In Actual Location / Orientation)



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

Door to:

Kitchen/Breakfast Room

Fitted with a range of wall and base units with drawers, work surfaces over and tiled surrounds. Single drainer stainless steel sink unit with a mixer tap. Built-in electric oven, hob and extractor. Radiator. Space for a table.

Utility

With a further range of units with work surfaces over. Built-in cupboard. Plumbing for automatic washing machine.

Cloakroom

With a wash hand basin and w.c.

Inner Hall

Understairs cupboard. Wood effect flooring. Radiator. Staircase with arched sash window. Double doors to sitting room.

Study

Fitted shelving. Radiator.

Sitting Room

An elegant room with a fireplace and real flame gas fire. Two radiators. Wood effect flooring. Panelled walls and mood lighting. Door to garden.

Staircase gives access to galleried landing

A fabulous space with a distinctive arched window. Radiator. Access to loft.

Bedroom 1

Built-in wardrobes. Arched windows. Radiator.

En-Suite Bathroom

Comprising twin grip panelled bath, wash hand basin and w.c. Radiator. Arched window.

Bedroom 2

Built-in wardrobe. Radiator.

Bedroom 3

Built-in wardrobe. Radiator.

Bathroom

Comprising twin grip panelled bath, wash hand basin and w.c. Separate shower enclosure. Radiator.

At the front of the property

There are two allocated off road parking spaces which are a particular bonus in the High Street. A gate and pathway lead to the house.

At the rear of the property

There is a paved terrace leading to a good sized lawned garden with walling, trees and shrubs. Side access and outside lighting. The garden continues down to the water and there is a shed and summerhouse. A power, water and internet provision has been taken down to the far end of the garden in readiness for an improved home office, cabin etc (subject to the usual consents, of course).

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

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