

**8 SWANS CLOSE
RAMSBURY**



Russell Marshall
Estate Agents

8 Swans Close

Ramsbury, Marlborough, Wiltshire, SN8 2PH

Guide Price £450,000

Approximately 6.6 Miles to Marlborough

Approximately 5.5 Miles to Hungerford

Approximately 10.2 Miles to M4 J15

- Freehold
- Semi-Detached Bungalow
- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen/Dining Room
- Utility Room
- Wet Room
- Two Bedrooms
- Bathroom
- Driveway
- Large Garden With Room To Extend Subject To Obtaining Planning Permission
- Outbuilding/Workshop
- Gas Central Heating
- Double Glazing



Situation

Ramsbury is designated as being in an area of outstanding natural beauty, well known for its pretty water meadows and the chalk stream River Kennet. There are plenty of nearby footpaths and bridleways to enjoy. The village itself is well catered for with a selection of shops, The Bell public house and café, healthcare practice and primary school. The neighbouring market towns of Marlborough and Hungerford offer additional facilities.



The Property

A good sized semi-detached Bungalow with a large garden and great potential for extension subject to planning permission.

The property is tucked away at the end of a quiet residential cul-de-sac just a short walk from the shop and the village pub.

The accommodation includes a comfortable Sitting room, a Conservatory and a large Kitchen/Dining room. There is also a useful Utility room which in turn leads to a wet room. Two well proportioned Bedrooms are served by a separate family Bathroom.

The property would benefit from some general refurbishment and this has been reflected in the competitive asking price.

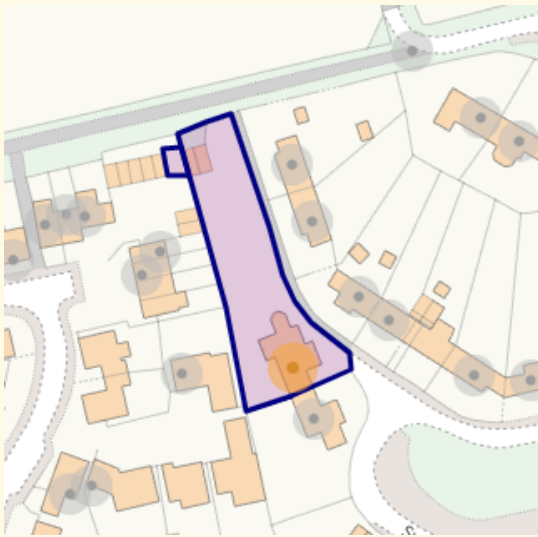
Outside

At the front there is a five bar gate which opens on to a large block paved driveway for several cars.

At the rear there is a large garden extending around 100' in length with an out building/workshop at the far end. Within the garden there is a raised patio, extensive lawns and established flower and shrub beds.



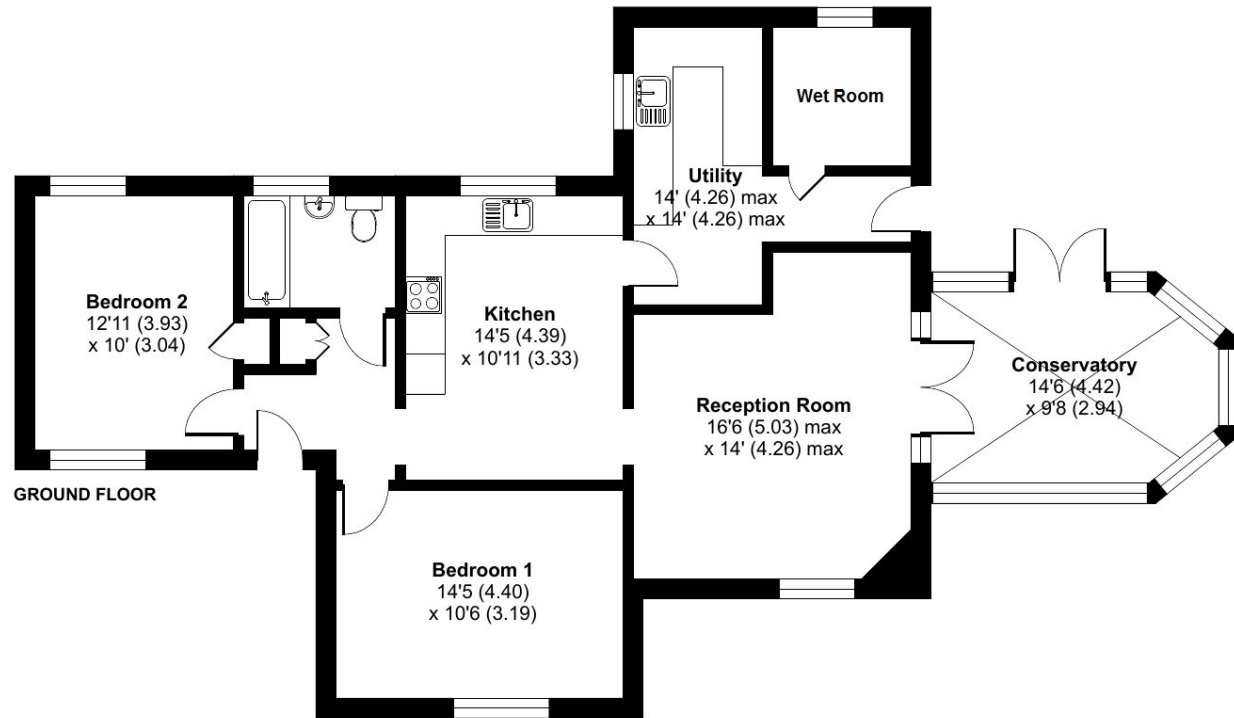




Swans Close, Ramsbury, Marlborough, SN8

Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Mains Electricity

Mains Gas

Council Tax Band: C

What 3 Words Location: ///hazy.posting.nowadays



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Russel Marshall. REF: 1299218



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