



The Barn

3 Whittonditch Farm, Whittonditch, Ramsbury, Wiltshire



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Impressive four/five bed modern family home with light and spacious rooms and a charming garden.

Hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Cloakroom

Principal bedroom suite with dressing room | Guest bedroom with en suite shower room and Juliet balcony | Two further bedrooms and family bathroom

Attractive gardens with garden room/home office

Ramsbury 0.5 miles, Aldbourne 3 miles, Hungerford 5 miles (Paddington 50 minutes), Marlborough 7 miles,
Swindon 13 miles (Paddington 65 minutes, M4 (J14) 6 miles
(All times and distances are approximate)



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Situation

The Barn is located in Whittonditch on the edge of Ramsbury (accessible via a pretty footpath from Whittonditch Farm), a popular village within an Outstanding Natural Beauty Area.

Ramsbury has many amenities, including: The Bell public house, cafés, several shops, a post office, a healthcare practice and an outstanding OFSTED primary school.

The pretty market towns of Marlborough and Hungerford provide a wide selection of shopping and recreational facilities. Further amenities and shopping may be found in Swindon.

The property is well placed for excellent communications and schools, with trains from Hungerford to Paddington taking about 50 minutes.

In addition to the village school, popular schools in the area include Pinewood, Marlborough College, St John's and Dauntseys.

For Sale Freehold

The Barn is a stunning modern property with charm and character reminiscent of a traditional barn conversion. Built-in 2019 by Polgate Ltd, this home offers a unique blend of modern convenience and rustic appeal.

The property is approached via an electric five-bar gate leading to a gravel drive with parking for at least five cars.

A glass fronted entrance hall with a galleried landing provides a stunning bright entrance area.

There is a well-appointed kitchen with an island and wine fridge with French windows from the adjacent dining area leading to a sheltered terrace, ideal for outdoor entertaining.

A utility room and a study that could serve as a playroom are viewed from the kitchen.





The double-aspect sitting room has wooden flooring and a wood-burning stove.

The main double bedroom has an adjacent bathroom with a shower and views over the garden. The current owners converted the fifth bedroom into a dressing room.

The primary guest bedroom features a charming Juliet balcony with a shower room and built-in storage. The large two further double bedrooms are served by a sumptuous family bathroom with a separate shower and bath.

Outside the large garden features a generous and well proportioned garden room / home office (with winter insulation) which features a secluded and sheltered terrace.

The garden also contains a number of attractive seating areas, a vegetable patch, a climbing frame and a large garden shed.

There is a single garage with an electric door.

Services

Mains water, electricity and drainage, air source heat pump. Underfloor heating on the ground floor.

Local Authority

Wiltshire Council. Tel 0300 456 0100

Council Tax

Band G

EPC

Band B

Post Code

SN8 2FQ

Directions

What3words: ///beam.impact.darts

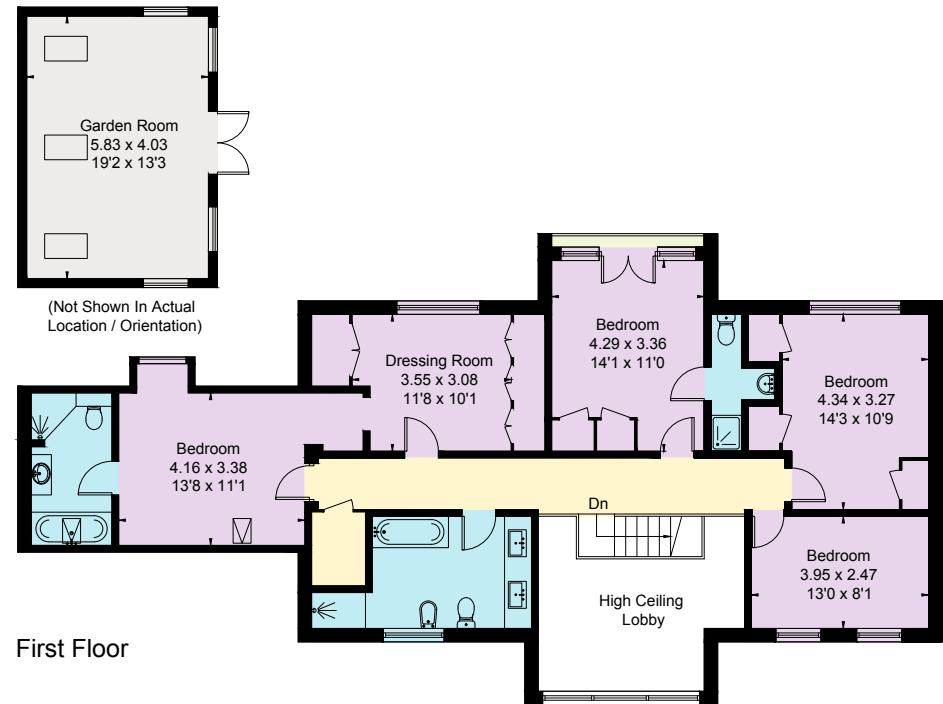
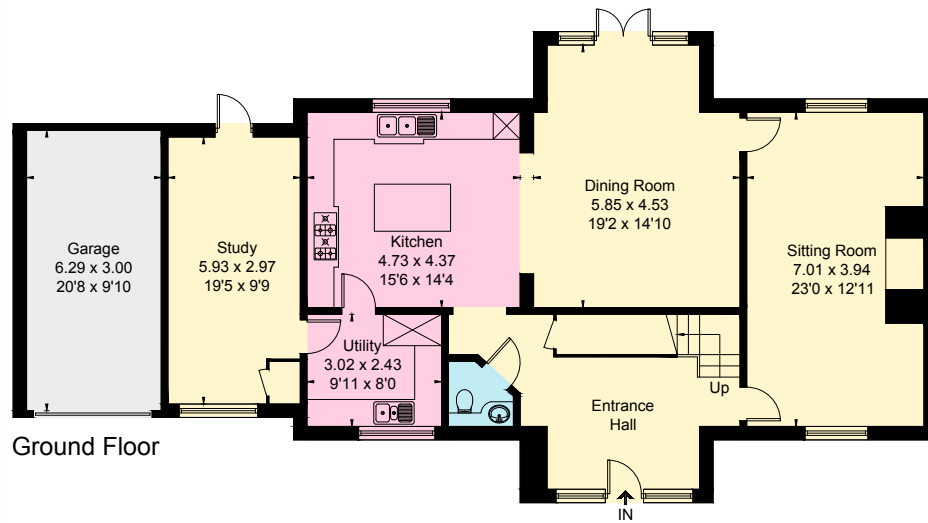
Viewing

Viewing by prior appointment only with the agents.



Approximate Floor Area = 235.0 q m / 2529 ft
(Excluding High Ceiling Lobby)
Garage / Garden Room = 42.4 sq m / 456 sq ft
Total = 277.4 sq m / 2985 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

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