



**THE OLD SCHOOL HOUSE, THE GALLERY,
BACK LANE, RAMSBURY**

BREARLEY & RICH
ESTATE AGENTS

The Old School House, The Gallery, Back Lane, Ramsbury, Wiltshire, SN8 2QH

M4 (Junction 14) Approximately 7 miles; Rail link to London Paddington from Hungerford (6 miles) or Swindon (13 Miles) in approximately 1 hour.

A unique Grade II Listed attached character house offering a versatile layout and occupying a convenient and private setting close to the centre of Ramsbury. The property is within easy reach of the primary and pre school, local shop, village hall and doctors surgery.

*** Reception Hall * Vaulted Living/dining room * Kitchen/breakfast room * 3 double bedrooms *
* Spacious bathroom * Private garden * Parking * Excellent village location ***



Situation

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, excellent pubs, doctors surgery, an outstanding primary school and pre school and tennis, bowls and football clubs. The village is surrounded by stunning countryside much of which is designated as an 'Area of Outstanding Natural Beauty'. The village falls within the catchment area for St. John's Academy secondary school in Marlborough.

The market town of Marlborough offers an excellent selection of national and independent retailers, good restaurants and an independent cinema.



THE PROPERTY

The Old School House is a unique Grade II Listed home offering character accommodation throughout. The building was originally the village girls school before being converted to a gallery and then a house. Character features include leaded windows, vaulted ceilings, wooden flooring, original doors, wood panelling to the walls and exposed timber beams. The stunning open plan sitting room, with high vaulted ceiling, is the focal point of the home and has a lovely brick surround fireplace with a multi fuel stove. A dual staircase leads to the two double bedrooms which are of generous proportions and there is a third double bedroom to the ground floor. The recently fitted bespoke kitchen/breakfast room offers a wonderful space to cook and entertain and has integrated appliances, including a dishwasher and wine fridge, with wooden work surfaces. There is a luxurious and well appointed family bathroom on the ground floor.

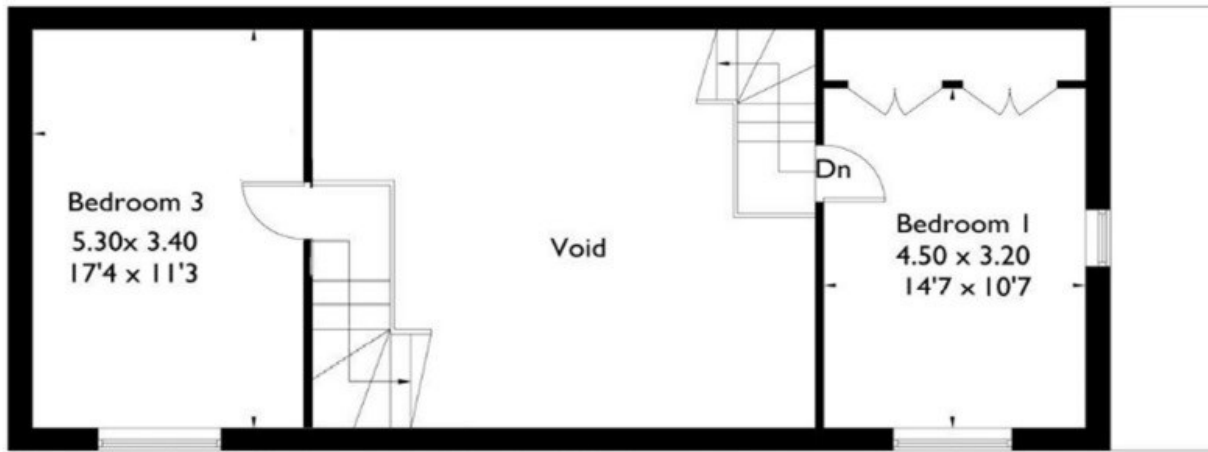
OUTSIDE

To the front of the property there is a large lawned area and a private paved seating area ideal for outdoor entertaining. The garden is enclosed by close board fencing and features mature borders. There is a pretty garden shed for storage. To the side of the property the owner has created a lovely area with flower planters which can also be enjoyed. There is private parking and all the amenities of the village are within easy walking distance.

SERVICES

All mains services connected. Council Tax Band D.

Approximate Gross Internal Area
109.8 sq m / 1182 sq ft
(Excluding Void)



First Floor



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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