



28 ASHLEY PIECE, RAMSBURY, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

28 Ashley Piece, Ramsbury, Marlborough, Wiltshire, SN8 2QE

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

A spacious detached family house which has been extended and updated to offer accommodation well suited to modern living. The property is situated towards the end of a no through road with easy access to all that the popular village of Ramsbury has to offer.

*** Reception Hall * Sitting room * Study * Playroom * Kitchen/dining room * 5 bedrooms * Family bathroom *
* En suite shower room * Utility room * Cloakroom * Integral garage * Parking * Gardens front and rear * Excellent edge of 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 local market towns of Hungerford and Marlborough offer an excellent selection of national and local retailers, leisure centres, good restaurants and an independent cinema.



THE PROPERTY

Entering the house there is a lovely spacious reception hall with staircase to the first floor and access to the double aspect 20' sitting room with oak floor and log burner. Beyond the sitting room there is a playroom and beyond here, a study with a door to the garden. The focal point of the house though is the kitchen, open to the dining area with underfloor heating, fitted storage and doors to the garden. To the side of the house there is a utility room which in turn leads to the integral garage.

Upstairs, the property provides four double bedrooms and a fifth bedroom currently used as an office. The main bedroom has a modern en suite shower room while there is also a stylish family bathroom. The bedrooms to the front of the house benefit from views towards the Marlborough downs. While the property has been extended there may still be further potential to extend over the study/playroom or dining room or to convert the garage (subject to any necessary consents).

OUTSIDE

The property is approached over a wide drive providing plenty of parking and leading to the integral garage. To the front of the house there is a lovely south facing garden with a lawn and mature borders. The rear garden is of a good size and is private with a large seating area and a gently sloping lawn.

SERVICES

All mains services connected. Boiler recently replaced. Council Tax Band F.



Ground Floor



First Floor

Total floor area 180.3 sq.m. (1,941 sq.ft.) approx

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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