



**16 ASHLEY PIECE  
RAMSBURY  
Nr Marlborough**

**BREARLEY & RICH**  
ESTATE AGENTS

## **16 ASHLEY PIECE, RAMSBURY, WILTSHIRE SN8 2QE**

**Marlborough 6 miles, M4 (Junction 14) Approximately 7 miles; Rail link to London Paddington from Hungerford (6 miles)**

A substantial family home located in a popular residential development within this picturesque village. The property has been extended and improved by the current owners and also benefits from a fabulous size garden overlooking fields to the rear.

**\* Spacious hall \* Cloakroom \* Sitting/dining room \* Kitchen/breakfast/family room \* Utility room \* Study \* Conservatory  
\* Master bedroom with en suite shower room \* Three further bedrooms \* Family bathroom  
\* Large front and rear gardens \* Workshop \* Garage with ample parking for several vehicles in front**



### **Location**

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.

### **Marlborough**

Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of amenities including the famed Marlborough College, a sports centre and an excellent state secondary school, St. Johns Academy. The town is sited along the M4 corridor close to J15 (7.5 miles) and has nearby rail links from either Pewsey, Great Bedwyn, Swindon or Hungerford to London and the west. Marlborough has the River Kennet flowing through its centre and is surrounded by glorious countryside and the ancient Savernake forest.



### The Property

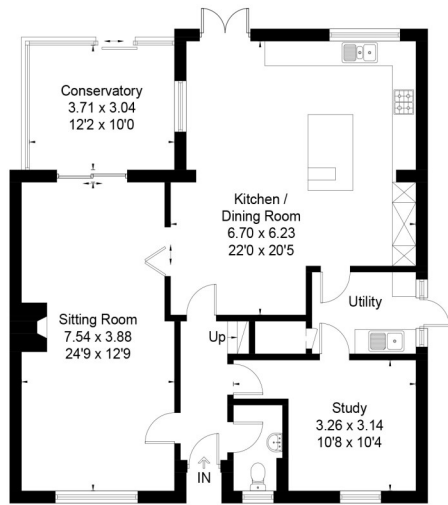
This easy to live in property has been vastly improved by the current owners and is now a comfortable and spacious family home. A welcoming hallway with a cloakroom leads left into a generous size sitting room that has an open fireplace and sliding doors to the conservatory and rear garden. Back in the hall and to the right is a good size study which has a connecting door to the kitchen, via the utility room. Full length glazed double doors lead from the sitting room to the superbly extended kitchen/breakfast and family room. The kitchen is very well appointed with a large central island, an integrated dishwasher, eye level oven and grill and plenty of storage. There is also space for table and chairs and a sofa. Just off the kitchen is useful utility room with space for an upright fridge/freezer, washing machine and tumble dryer. On the first floor there are four double bedrooms with the main having an en suite shower room. The family bathroom with separate shower cubicle and bath completes the first floor.

### Outside

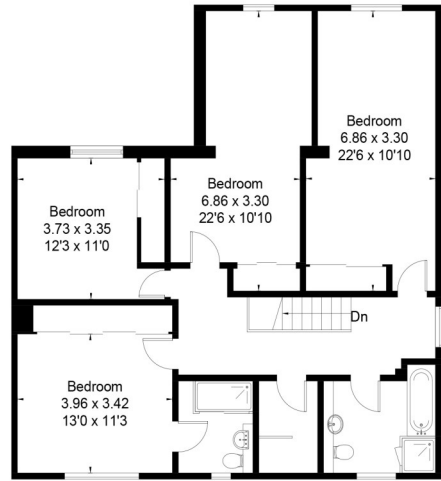
The front of the property has an enclosed lawn and a driveway with parking for several vehicles that leads to the garage. The large mature rear garden is a wonderful feature and is mainly laid to lawn as well as having mature trees and shrubs, flower borders and a pretty pond. The garden back on to fields and offers a lovely back drop view from first floor level. To the rear of the garage is a useful workshop with light and power.

Mains drainage. Mains water. Gas central heating. Council tax band: F

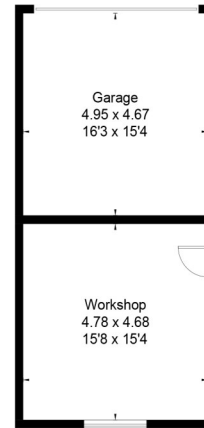
Approximate Floor Area = 211.7 sq m / 2279 sq ft  
 Outbuildings = 55.5 sq m / 597 sq ft  
 Total = 267.2 sq m / 2876 sq ft



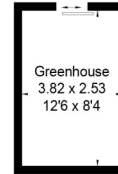
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Greenhouse  
3.82 x 2.53  
12'6 x 8'4



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78563

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