



2 KNOWLEDGE HILL  
RAMSBURY

**BREARLEY & RICH**  
ESTATE AGENTS

## **2 Knowledge Hill, Ramsbury, Marlborough, Wiltshire, SN8 2QR**

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

A well presented 4 bedroom family house in a tucked away location in this sought after village, offering spacious accommodation and the most wonderful views. The property is located within a few minutes walk of the primary and pre school, shops, village hall and public house.

**\* 4 bedrooms \* Living room \* Dining room \* Kitchen \* 2 full bathrooms (1 en-suite) \* Reception hall \*  
\* Garage with storage over \* Parking \* Gardens front and rear \* Gas central heating \* Exceptional views \***



### **Situation**

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, public house, doctors surgery, an outstanding primary school and pre-school and many clubs including tennis, cricket, bowls and football. The village falls within the catchment area for St. John's secondary school in Marlborough.

The market towns of Marlborough and Hungerford are within easy striking distance and the larger towns of Swindon and Newbury are about 14 and 15 miles respectively. The M4 motorway can be accessed at Junction 14 (about 7 miles) or Junction 15 (about 12 miles) Trains to London Paddington can be caught from Hungerford, Newbury and Swindon. Ramsbury is surrounded by stunning countryside much of which is designated as an 'Area of Outstanding Natural Beauty'.



### **The Property**

Offering spacious family accommodation throughout, with a double aspect 23' sitting room, this well presented house has been extended to make the most of the location. The front door opens in to a lobby with storage before going in to the reception hall. From here a door leads in to the light and good sized dining room. The dining room has fitted storage and opens in to the kitchen and offers the possibility to create a large kitchen/breakfast room. The kitchen itself has a breakfast bar and a range of fitted units including a built in larder cupboard and a window and a door looking on to the garden.

The first floor provides three double bedrooms two of which have fitted storage. The main bedroom has a large en suite with a bath and a separate shower. There is also a family bathroom with a shower over the bath. Stairs from the landing lead up to a double bedroom on the second floor with further storage area and a walk in unit with wash basin and hanging space. The main bedroom and the top floor bedroom have wonderful views to the rear.

### **Outside**

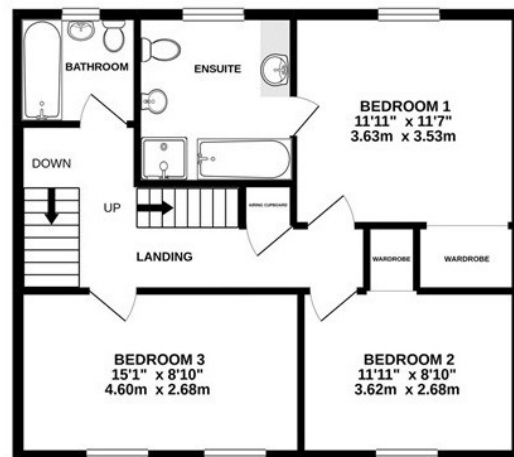
The property benefits from generous and well presented gardens to the front and rear. There is parking to the side in front of the single garage. There is a timber shed and a greenhouse and seating areas in the back garden which are placed to enjoy the views and the evening sun. The edge of village location not only gives wonderful views but also offers easy access to local footpaths and village facilities.

### **Services**

All mains services connected. Council tax band D.



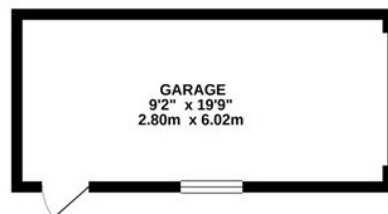
Ground Floor



First Floor

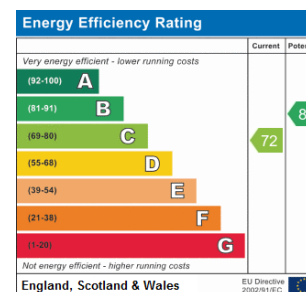


Second Floor



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020



**01672 514820**

www.brearleyandrich.co.uk  
1 London Road,  
Marlborough, Wiltshire, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser must rely upon an inspection of the property.

**BREARLEY & RICH**  
ESTATE AGENTS