

Moons Mill

Ramsbury, Wiltshire





A beautifully restored Mill House with river frontage in an idyllic location

Set in the highly sought-after village of Ramsbury, Moons Mill is a beautiful house with tranquil river views.

Hungerford 5 miles (Paddington 65 minutes), Marlborough 6 miles, Swindon 11 miles, M4 (J14) 7 miles
(All distances and times are approximate)

		
5	4	5

Summary of accommodation

Ground Floor: Reception hall | Dining room | Drawing room | Kitchen/breakfast room | Boot room | Pantry | Utility room | Sitting room | Study/snug | WC

First Floor: Principal bedroom with en suite bathroom and dressing room | Three further double bedrooms all with en suite bathrooms

Second Floor: Study | Bedroom

There is private parking for four cars opposite the house

Secure garaging for four cars with two hydraulic lifts and further parking for two cars in the courtyard area

Outside: Main stream | Mill stream | Formal gardens | Pasture | Japanese Tea House | Garden Store | Greenhouse

In all about 1.6 acres

Situation

Moons Mill is situated on a quiet, no through road on the edge of the popular village of Ramsbury. Offering peace and tranquillity on the edge of the banks of the River Kennet and within easy reach of village life, this is a rare opportunity to acquire a beautifully restored period home.

The surrounding countryside is designated as an Area of Outstanding Natural Beauty and is well-served by numerous footpaths and bridleways. The village, which dates back to the Domesday Book, is well known for its many houses of architectural and historic interest. The village is set within The Kennet Valley near to the Berkshire, Wiltshire border. Within walking distance of the property are many local facilities including the village shop, post office, tennis club, library, doctor's surgery and the well regarded, The Bell Inn.

A large range of shopping, educational and recreational facilities are available in the market towns of both Hungerford (4.5 miles) and Marlborough (6 miles). Schooling in the area is well-regarded including Ramsbury pre-school and Ramsbury primary school. Other schools include Marlborough College, St John's of Marlborough, St Mary's Calne, St Gabriel's Newbury, and Pinewood near Swindon. Regular trains can be found at Hungerford or Swindon, taking approximately 65 minutes and 58 minutes respectively.



Moons Mill

Moons Mill is a historic mill house which has been extensively renovated to create a stunning family home. There is a large, panelled entrance hall which creates an impressive centre of the house. Towards the rear of the house lies the kitchen, designed by Mark Wilkinson, which utilises the space and focuses on the stunning river views.





For formal entertaining there is a large drawing room and dining room, both west-facing and with charming views over the river and gardens. There is a useful utility/ boot room and separate pantry on the other side of the kitchen. A family room and snug/office provide additional living space on the ground floor.

On the first floor, the principal suite includes a beautiful bathroom and dressing room with a balcony overlooking the river and gardens. There are three further bedrooms on this floor all with en suite bathrooms. The second floor provides a wonderful office space and a further bedroom. There is plenty of storage throughout the house, including useful cupboards concealed within the panelled walls.

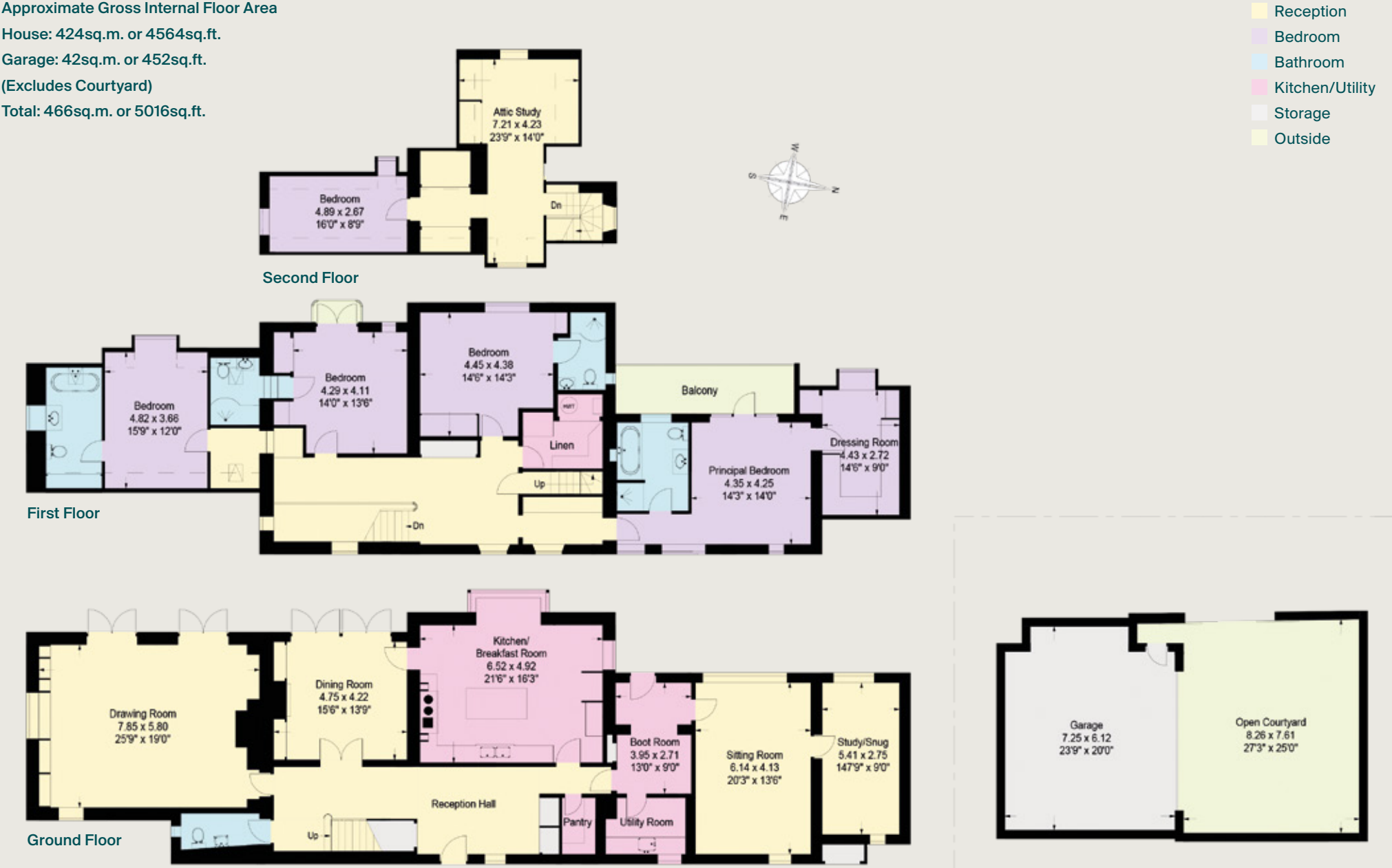
There are four parking spaces directly outside the house. There is also a secure gated garage further up the lane which can house four cars using the hydraulic lift and parking for two further cars outside in the courtyard area.







Approximate Gross Internal Floor Area
House: 424sq.m. or 4564sq.ft.
Garage: 42sq.m. or 452sq.ft.
(Excludes Courtyard)
Total: 466sq.m. or 5016sq.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.

Garden and grounds

The gardens and grounds at Moons Mill are a key feature, the garden is mainly laid to lawn with mature herbaceous and flower borders, with plenty of entertaining spaces set up to enjoy the river views. There is also Japanese Tea House which faces East and creates an ideal location for hosting or for morning exercise. There is a charming gate set within the walled garden which leads onto the lane. In addition, there is a green house, garden store and a tractor shed at the bottom of the paddock.





Property Information

Services

Mains gas, drainage, electrics and water.

Postcode: SN8 2RE

What3words: ///upper.coast.iterative

Tenure

Freehold

Local Authority

Wiltshire County Council

Council Tax

Band H

EPC Rating

C





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