



**Little Orchard, Hildrop Lane, Ramsbury,
Marlborough, Wiltshire SN8 2RB**

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property consultants

A detached house 1847 sq ft, set at the edge of the village with scope to extend, in a pretty and private garden

*Located close to the heart of this popular village, with access to nearby Hungerford and Marlborough

*Well-presented accommodation with generous living space

*Scope to extend subject to the usual consents

*Pretty and private well-established gardens with parking area and separate garage, accessed to the rear

Location

Ramsbury is situated 6 miles east of Marlborough and 5 miles west of Hungerford, on the banks of the River Kennet and is considered to be one of the most attractive villages in the area. Amenities include a post office, a convenience store, a doctors' surgery, a hairdresser & two pubs, one of which was voted

Best in England, as well as a popular cafe. Extensive shopping facilities are available in the nearby market town of Marlborough, with a wide range of shops and facilities with a Waitrose supermarket and a number of popular restaurants. Nearby Newbury and Swindon offer a range of wider services.

The local primary school is Outstanding and Ramsbury is in catchment for the nationally renowned St John's Academy in Marlborough. There are Prep schools at Pinewood, Cheam and Farleigh within reach as well as public schools at Marlborough College, St Marys Calne, Radley and Downe House.

Communications are first class with the M4 at Junction 14, 6 miles away providing fast access

to London and the motorway network. There are regular train services to London Paddington from Great Bedwyn (from 64 minutes) and Hungerford (from 58 minutes) as well as Swindon (from 47 minutes).

There are superb sports facilities in the village, including a tennis, bowls and sports club and the surrounding countryside is designated as an 'Area of Outstanding Natural Beauty' and there are numerous footpaths and bridleways.

Description

This detached property is of brick construction under a tiled roof and arranged on ground floor and first floor. It has mostly UPVC double glazed windows. The accommodation running to 1847 sq ft is well maintained and presented offering

very generous living space ideal, for the downsizing couple.

A glazed porch gives access to the parquet floored **Inner Hall** with large **Cloaks** cupboard, off which lies a **Shower Room** and a generous **Bedroom** with built in wardrobes. There is the **Sitting Room** carpeted, with French windows to terrace, and an arch leading to the **Dining Room** and on to the **Kitchen** with a gas fired AGA with a large **Utility Room** adjoining.

Upstairs is the **Landing/Study area** including airing cupboard with hot water tanks and shelving and there are **two Double Bedrooms** with built in wardrobes and deep eaves storage and a **Family Bathroom** with shower cubicle, bath with shower attachment, hand basin and wc.





Outside

The house and gardens are bordered by a mixture of mature hedging close boarded fencing and brick and flint walling. A gravelled drive and parking area leads to the front door and on to the back door, further parking and a brick built brick single garage. There are well stocked borders and mature plants and hedging giving a private and cottage garden type feel.

Tenure

Freehold

Epc

C69

Services

Mains water, gas, electricity and drainage. Gas central fired heating. Fibre to Cabinet, Broadband speed Download 76Mb, Upload 15Mb (source Openreach speed checker)

Local Authority

Wiltshire Council Tel: 0300 456 0100, www.wiltshire.gov.uk

Council Tax

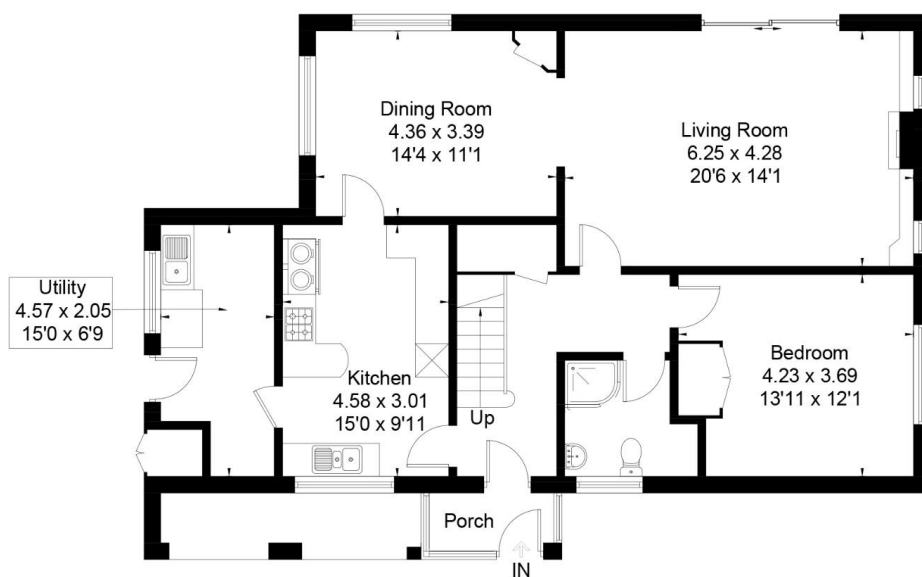
Band F – (£3,555.97 payable)

Directions

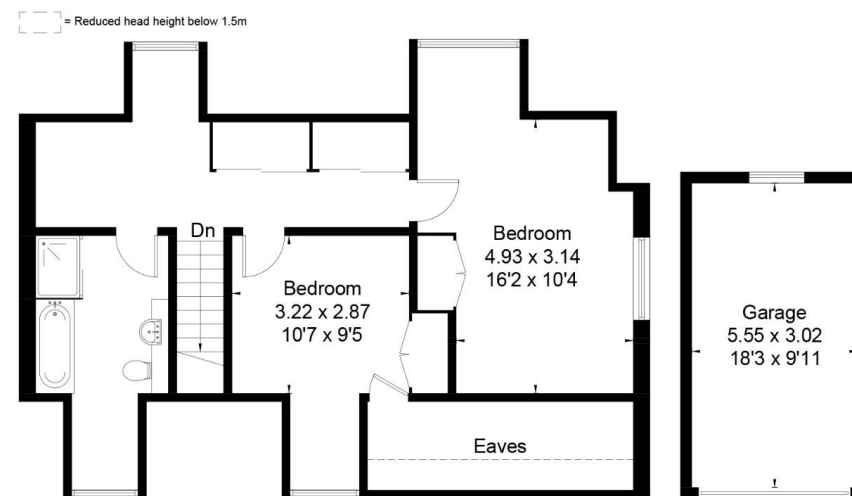
What 3 words :peroxide.logged.pack



Approximate Floor Area = 171.6 sq m / 1847 sq ft
Garage = 16.5 sq m / 177 sq ft
Total = 188.1 sq m / 2024 sq ft
(Including Eaves)



Ground Floor



First Floor

(Not Shown In Actual
Location / Orientation)



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 #109655



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