



24 HILLDROP CLOSE, RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

24 Hilldrop Close, Ramsbury, Marlborough, Wiltshire, SN8 2RA

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 3 bedroom terraced property in a cul-de-sac location within the highly regarded village of Ramsbury. The property is located within a few minutes walk of the primary and pre school, shops, village hall, pub and local tennis club.
NO ONWARD CHAIN

*** Entrance hall * Living room with wood burner * Kitchen/dining room * Cloakroom * Three bedrooms * Large family bathroom *
* Pretty front and rear gardens * Residents parking (non allocated) * Gas central heating ***



SITUATION

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, excellent pub, 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 property there is a welcoming hallway with a turning staircase to the first floor. A glazed door leads into the 20' living room complete with woodburning stove and French doors leading out to the garden. A further glazed door from the hall leads in to the double aspect kitchen/dining room, fitted with a range of units and with pleasant views to the front of the house. Also off the hall, there is a cloakroom and coat cupboard, which houses the boiler.

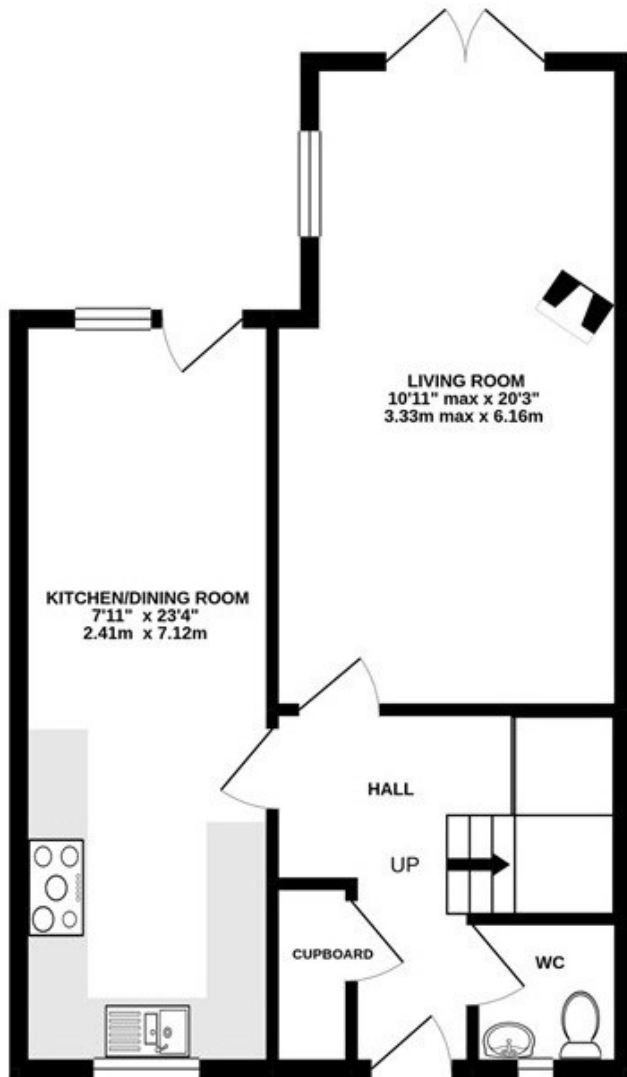
The first floor leads to three good sized bedrooms and a large family bathroom with a white suite and shower over the bath.

Outside

A gate leads in to the front garden with a path to the front door. The front garden is laid to lawn with a mature cherry tree and shrub borders. The rear garden is laid to lawn with a patio outside the kitchen/dining room. There is a useful brick built storage shed.

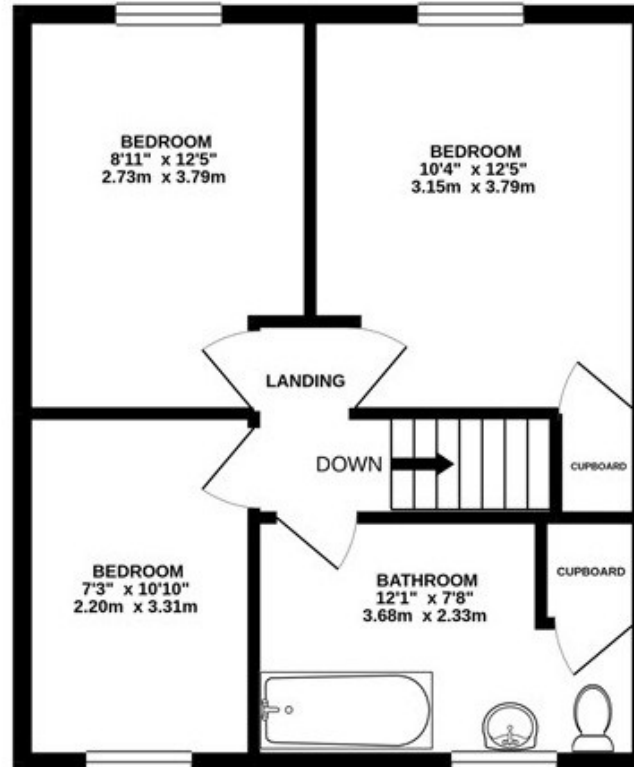
SERVICES

All mains services connected. Council Tax Band C.



TOTAL APPROX FLOOR AREA 990.28 sq. ft. (92 sq m)

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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