



15 Saxon Forge,  
Ramsbury, Wiltshire, SN8 2QG



# An extremely spacious first floor two bedroom flat with ample storage situated in the sought after village of Ramsbury.

114 High Street, Hungerford, Berkshire RG17 0LU

Telephone: 01488 683334

Email: sales@nyeandco.co.uk

[www.nyeandco.co.uk](http://www.nyeandco.co.uk)

Entrance hall with storage | Kitchen | Large living room with bookshelves | Master bedroom with fitted wardrobes

Double bedroom with fitted wardrobes | Family bathroom with shower over bath | Double glazing

Electric night storage heating | Communal parking | Being sold with no onward chain

Price £235,000

## SITUATION

Ramsbury is a charming village set in the Kennet valley, an area of outstanding natural beauty. The village provides amenities including post office, shops, primary school, doctor's surgery and pharmacy. The village falls within the catchment area for St John's Academy secondary school. There is a bus service to Marlborough and Swindon with M4 access at junctions 14 or 15. The railway station at Hungerford has direct trains to London Paddington.

## DESCRIPTION

A very spacious first floor apartment situated in the popular village of Ramsbury. Accommodation comprises entrance hall with storage cupboards, sitting room with range of fitted book shelves and storage and good size kitchen. There are two large double bedrooms with fitted wardrobes and bathroom with shower over bath. The property has night storage heating, UPVC double glazed windows and communal parking. This property is being sold with no

onward chain. Viewing strongly recommended.

Leasehold, lease length – 125 years from 1999

Ground rent - £10 per annum

Service charge - £1,544.79 for year 2025-2026 (this includes £500 into the sinking fund).

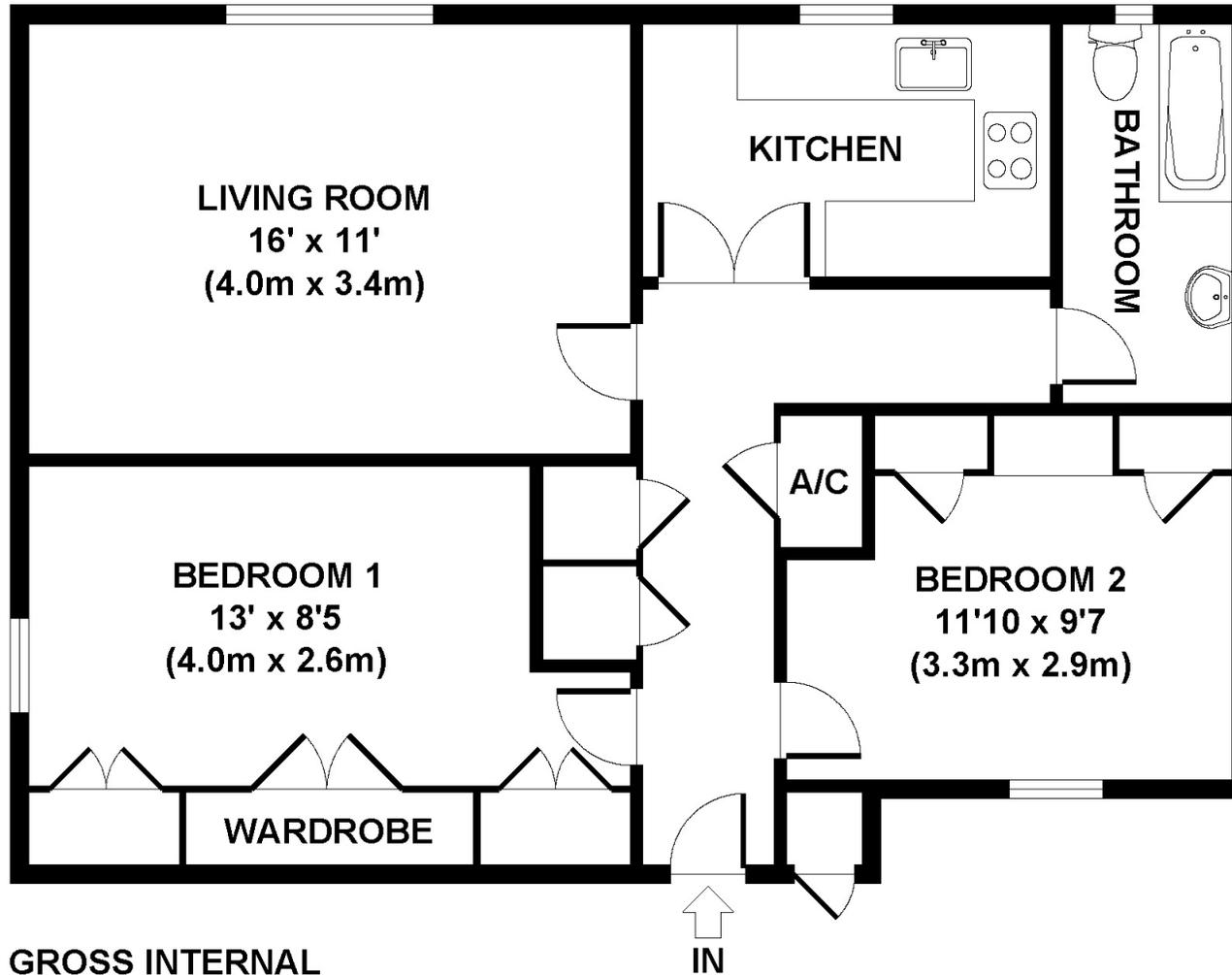
## COUNCIL TAX

Band C – Wiltshire Council

## DIRECTIONS

From our offices in the High Street head in a northerly direction, at the roundabout by the Bear Hotel turn left onto Charnham Street. Go past the garage and take the first turning on the right, onto the B4192. Follow the road through Chilton Foliat, for approximately four miles. Then turn left onto Newton Road, signposted Ramsbury, on a sharp right hand bend, and follow up to the crossroads by the Bell pub. Turn left onto the High Street, and continue along the road and the property can be found on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**GROSS INTERNAL  
FLOOR AREA 687 SQ FT**

**APPROX. GROSS INTERNAL FLOOR AREA 687 SQ FT / 64 SQ M**  
**Floorplans are for identification and guideline purposes only, not to scale.**  
**Compliant with RICS code of measuring practice.**  
**Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)**



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