



1 ASHLEY PIECE, RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

1 Ashley Piece, Ramsbury, Marlborough, Wiltshire, SN8 2QE

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.

An extended and spacious 4 bedroom family house on the edge of the village of Ramsbury. The property occupies a generous plot with good front and rear gardens and has excellent reception rooms and a part vaulted kitchen/dining room.

*** Reception Hall * Sitting room * Study/Family room * Office * Kitchen/dining room * 4 bedrooms * Family bathroom *
* En suite shower room * Utility room * Cloakroom * Large detached garage * Parking * Good gardens front and rear * Excellent edge of village location ***



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

Built in the 1970s and extended by the current owner this substantial detached family house offers excellent proportions throughout. The focal point of the property is an excellent and part vaulted kitchen/dining room with fitted appliances and breakfast bar. The dining area has a wood burning stove and space for a sofa in addition to room for a large dining table. The sitting room is directly off the kitchen and is double aspect with French doors to the garden and a wood burning stove. Sliding double doors lead in to a separate large study/family room and beyond here there is an office with a window to the rear. The ground floor also provides a utility room with door to the side and a cloakroom.

Upstairs the large landing leads to four bedrooms all of which have fitted wardrobes. The main bedroom has a modern shower room and there is a good sized family bathroom and a walk in airing cupboard.

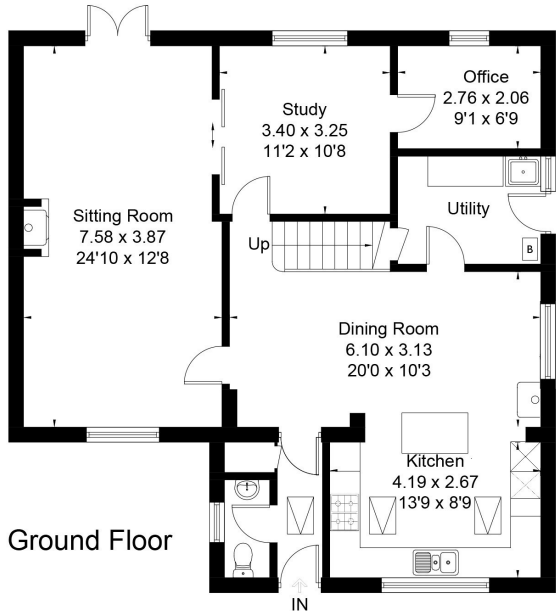
OUTSIDE

The property is approached over a long tarmac drive providing plenty of parking and leading to the detached garage. To the front of the house there is a large west facing lawn with a seating area and mature trees and shrubs. To the rear of the house there is a paved terrace and a further large lawn.

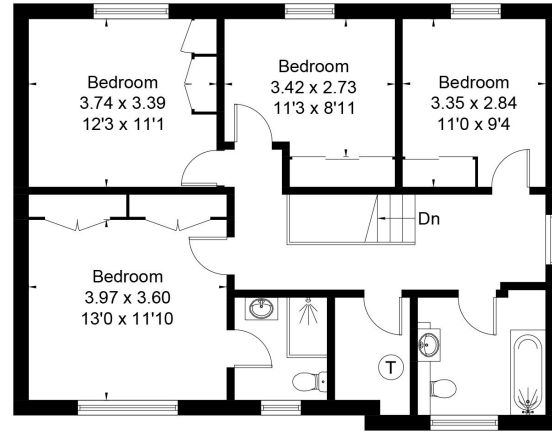
SERVICES

All mains services connected. Council Tax Band F.

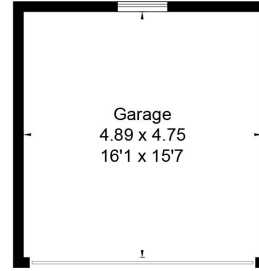
Approximate Area = 176.7 sq m / 1902 sq ft
 Garage = 23.3 sq m / 251 sq ft
 Total = 200 sq m / 2153 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 327134

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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