



# Primrose Cottage

41 Oxford Street, Ramsbury, Marlborough, Wiltshire, SN8 2PG





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Guide £375,000

A lovely Grade II semi detached cottage situated in the heart of the favoured village of Ramsbury.

## Description

A cottage retains great character throughout with lots of exposed beams and a fabulous Inglenook fireplace with a woodburner. Distinctive tiled flooring on the ground floor compliments village life and the accommodation includes a sitting room, clearly defined dining area and a smart kitchen with some integrated appliances and granite work surfaces. A door from the kitchen leads directly to the garden, so ideal for entertaining and relaxation. There is also an extremely nicely fitted shower room on the ground floor. On the first floor there are two well balanced bedrooms, both of which have built in storage. Outside there is a landscaped low maintenance style paved garden, with seating areas, glass fronted water 'feature' and side access. A viewing is strongly advised to fully appreciate the overall qualities of this comfortable village home.

## Ramsbury

Ramsbury is a pretty village set in the Kennet valley, an area of outstanding natural beauty. The village is situated between Hungerford and Marlborough and has a post office, local

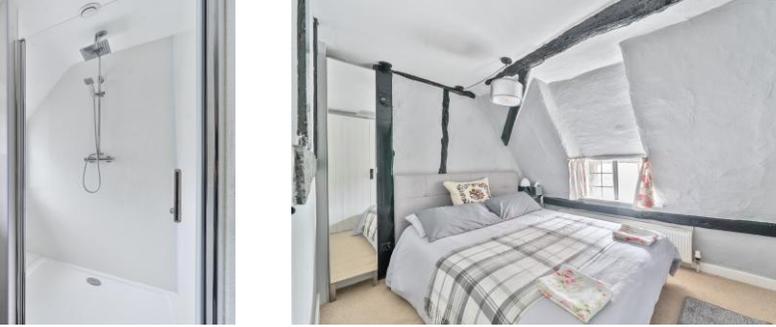
shops, a primary school, a doctors surgery and pharmacy. There is a bus service to Marlborough and Swindon with M4 access at junctions 14 or 15. The railway station at Hungerford has train service to London (Paddington).

## Directions

From our office, turn right down the High Street and left at the Bear Hotel. Then turn right onto the B4192. On reaching Ramsbury, turn right at The Bell and Primrose Cottage will be found along on the right hand side.

- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- Two Bedrooms
- Low Maintenance Style Garden





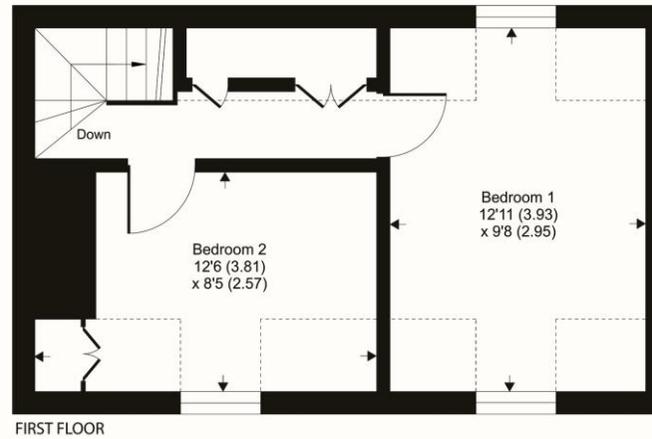
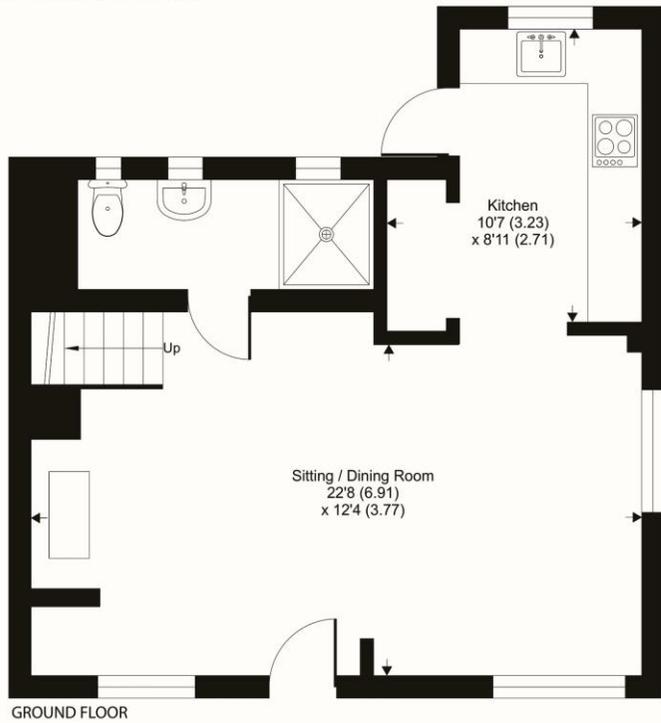
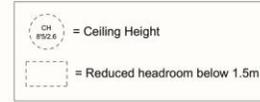
## Oxford Street, Ramsbury, Marlborough, SN8

Approximate Area = 642 sq ft / 59.6 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Total = 723 sq ft / 67.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Hamptons. REF: 1319150

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Door to:-

#### Sitting Room

Exposed beams. Inglenook fireplace with a wood burner. Tiled floor.

#### Dining Room

Exposed beams. Tiled floor.

#### Kitchen

Fitted with a range of shaker style units with drawers and granite worksurfaces over. Built in electric oven, microwave, hob and extractor. Plumbing for automatic washing machine. Plumbing for dishwasher (Slimline space). Door to garden.

#### Shower Room

Tastefully fitted to include a generous shower enclosure with easy maintenance surrounds, wall hung basin with drawers below and wc.

#### Staircase gives access to landing

Bult in cupboards.

#### Bedroom 1

Built in cupboards. Exposed beams.

#### Bedroom 2

Built in cupboard. Exposed beams.

#### Outside

There is a thoughtfully designed low maintenance style garden with seating areas, log store and distinctive glass fronted water feature. The garden is fully enclosed with side access.

#### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



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