



# 1 Greenacres, Ramsbury

Guide Price £795,000

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## 1 Greenacres

Situated at the entrance of a quiet cul-de-sac in the highly sought-after village of Ramsbury, Greenacres is a much-loved five-bedroom detached home within easy walking distance of the High Street's shops, pubs, and amenities.

Built in 1990 of attractive red brick, the property makes an immediate impression. A beautifully landscaped, tiered walled front garden with mature shrubs, patio seating, and lawn sets a welcoming tone. To the front, there is ample parking for up to four cars alongside a generous double garage.

The spacious hallway with wood flooring creates a natural flow to the versatile ground-floor accommodation. There is a practical cloakroom, useful storage cupboard, and a dedicated study/home office. The open-plan kitchen and breakfast room is light and functional, offering a range of fitted units, integrated appliances, and patio doors leading onto a raised decking area. A separate utility room provides side access and connects directly to the double garage, which is equipped with power, lighting, and excellent storage.

From the kitchen, the layout flows into a formal dining room with glazed double doors overlooking the garden, and then through to the substantial sitting room. This impressive reception space features dual-aspect windows, further double glass doors opening directly to the garden, and a central brick fireplace that forms the heart of the room.



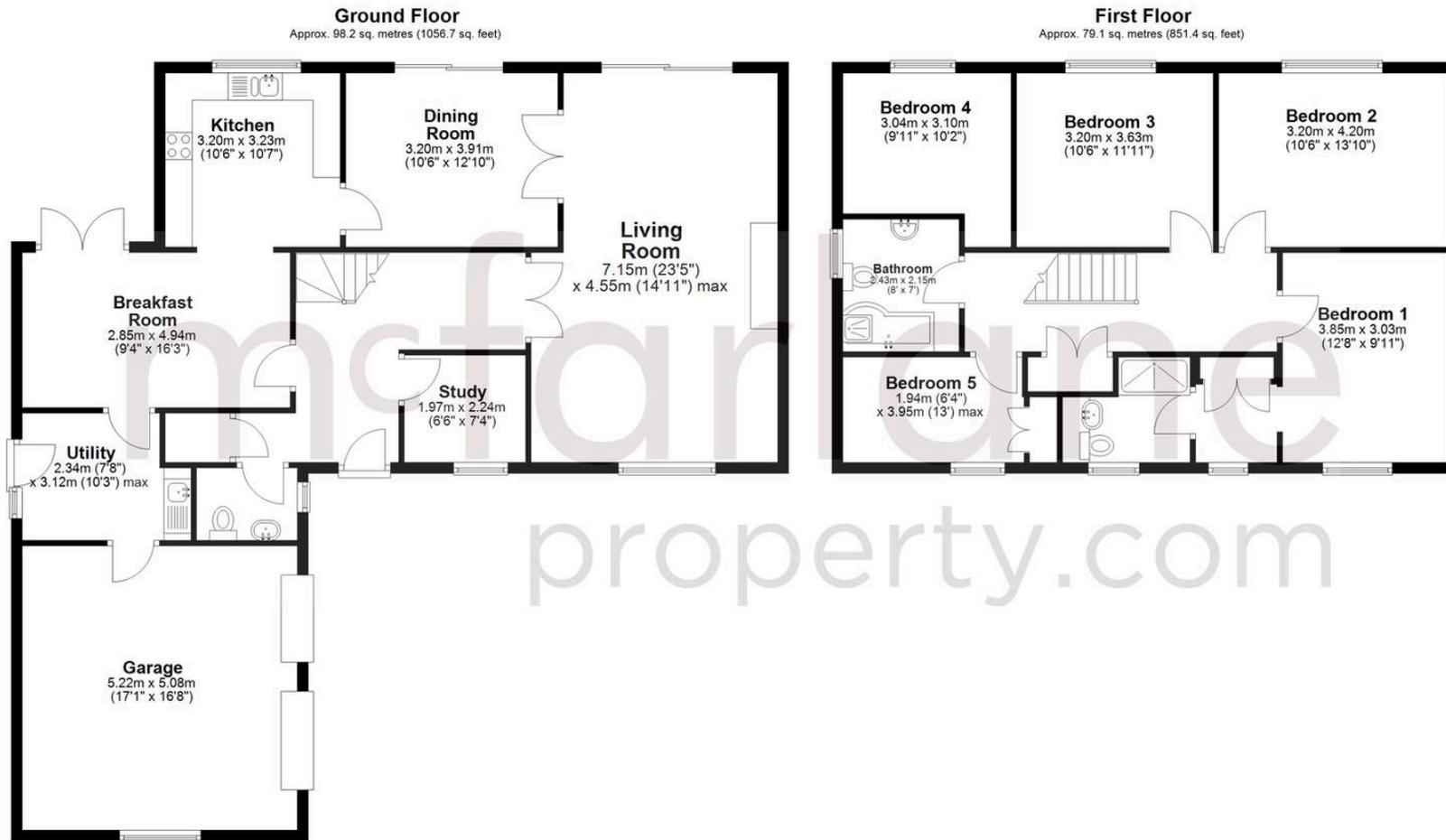
The large landing opens to five double bedrooms, three of which benefit from fitted wardrobes. The principal bedroom features a side dressing room and an en-suite double shower room, while the remaining rooms are served by a well-presented family bathroom with bath, shower, heated towel rail, and useful storage. The three bedrooms at the rear of the property enjoy far-reaching countryside views. The loft offers outstanding potential for further extension or conversion, subject to the necessary planning permissions.

The south-facing rear garden is a true highlight, with two separate patio areas, a generous lawn, and mature trees and planting including a Maple, Rowan, Scarlet Firethorn, and established Wisteria climbing the rear of the house. Leylandii screening at the boundary ensures excellent privacy, and there is also outside power and a neatly positioned garden shed.

Greenacres offers flexible family living in one of Wiltshire's most desirable villages. With its generous proportions, double garage, and scope for further development, it combines practicality with charm – and all within easy reach of Ramsbury's bustling High Street.

- Prime location in sought-after Ramsbury
- Five generous double bedrooms with en-suite to principal
- Open-plan kitchen/breakfast room with utility & garage access
- South-facing garden with patios, lawn & countryside views
- Driveway parking for four cars plus double garage





Total area: approx. 177.3 sq. metres (1908.1 sq. feet)

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