



## 4, OXFORD STREET, SN8 2PG

### £2,100 Per Month

Chatterbox Cottage is a charming period home situated in the heart of Ramsbury Village. This deceptively spacious property has been sympathetically extended and restored and retains great character. On the ground-floor there is a sitting room with an inglenook fireplace and large wood burner. Solid oak flooring extends through this 2-part space, the end of which is currently used as a play room. Steps rise up from here to the rear of the house, where there is a large and bright kitchen and dining space. The kitchen has hand crafted wooden units, a Belfast sink and a 6-hob range cooker. The heart of the home enjoys a good amount of additional light from the large roof lantern situated above the dining space. The room looks out onto the rear garden that extends 30ft in length over 3 tiers and is a particular highlight feature of the cottage. Upstairs, there are two large and one single bedrooms, arranged over two floors and all served by a family bathroom.

Ramsbury is situated 7 miles from Marlborough and 5 miles from Hungerford. Hungerford has a regular direct train service to London. Ramsbury boasts a thriving primary and pre-school which is rated as 'outstanding' by Ofsted, both of which are only a 4-minute walk from the house. The village also has a large doctor's surgery, shops, pubs and a wide range of clubs, societies and services.

AVAILABLE from 10th August - there is room for some flexibility on moving-in dates UNFURNISHED

Services: Mains water and drainage, gas heating and electric. Council Tax: D EPC Rating D  
Nearest Primary Schools

Ramsbury Primary School – Outstanding, St Michael's CofE Aided Primary – Outstanding



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Registered in England & Wales No. 5585458





Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

This floor plan is for illustrative purposes only. Areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using Planity.

**Chatterbox Cottage, 4 Oxford Street, Ramsbury, Marlborough**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



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