

# The Coach House

Preston, Ramsbury, Wiltshire, SN8 2HF





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Guide £575,000

A beautifully designed detached cottage tastefully refurbished, with a private driveway and approx. 0.29 acres overall.

## Description

The ground floor offers open plan accommodation comprising entrance and cloakroom area, a kitchen/breakfast room with French windows leading to a paved terrace overlooking the garden and a well sized reception room with doors to the garden. There is also a ground floor bedroom. On the first floor there are two double bedrooms with vaulted ceilings plus added under eaves storage and a separate refitted bathroom. Outside there is a private driveway with parking for off road parking and an enclosed garden with a paved terrace, grass and borders.

## Ramsbury

Preston is a hamlet on the outskirts of 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).

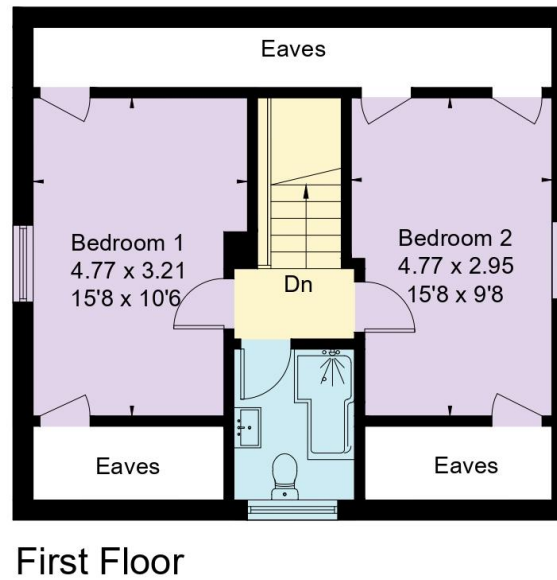
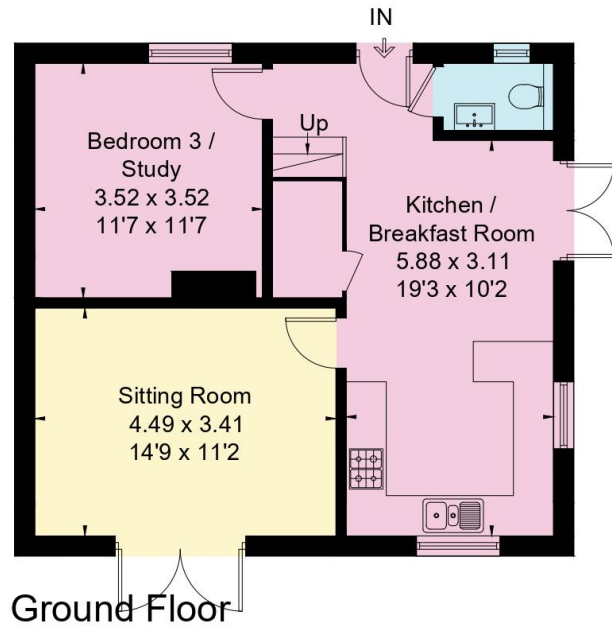
## Directions

From our office turn right down the High Street, left at The Bear Hotel and then turn right onto the B4192. Continue on this road for approx. 4 miles to Preston. Turn right into the lane by the Toll Cottage and The Coach House will be found along on the left hand side.

- Entrance Area
- Cloakroom
- Dining Area
- Kitchen/Breakfast Room
- Sitting Room with doors do the garden
- Three Bedrooms
- Refitted Bathroom
- Private Driveway
- Gardens
- Gas to Radiator Heating



Approximate Floor Area  
Coach House = 92.8 sq m / 999 sq ft



To view this property call Marc Allen Estate Agents on **01488 685353**

Door to:-

#### Entrance Area

Stairs to first floor.

#### Cloakroom

A white suite comprising w.c. and wash hand basin with storage below. Chrome finished heated towel rail.

#### Bedroom 3

Wood effect flooring. Radiator. Picture window.

#### Kitchen/Breakfast Room

Fitted with a range of Shaker style units with Quartz work surfaces over and matching upstand. Built-in electric oven, ceramic hob and extractor. Integrated fridge, freezer and dishwasher. Single drainer stainless steel sink unit with a mixer tap. Wood effect flooring. Space for a table. Radiator. Understairs cupboard. French doors to garden.

#### Sitting Room

Wood effect flooring. Radiator. Doors to garden.

Staircase gives access to landing

#### Bedroom 1

Part vaulted ceiling. Radiator. Eaves storage.

#### Bedroom 2

Part-vaulted ceiling. Radiator. Eaves storage.

#### Refitted Bathroom

A white suite comprising panelled bath with a shower over, wash hand basin and w.c. Chrom finish heated towel rail. Tiled floor.

#### Outside

There is a wide paved terrace leading to a mainly lawned garden with borders, enclosed by hedge and fencing. Side access. Outside lighting and tap. Double gates to a generous parking area.

#### Services

Mains electricity and gas. Private drainage. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included. Council tax band D.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B		
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Disclaimer** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

