

14 BURDETT STREET

Ramsbury, Wiltshire



A CHARMING AND WELL PRESENTED FOUR BEDROOM HOUSE WITH PRIVATE PARKING.

Set in one of Wiltshire's most desirable villages, an updated house with south-facing terrace.

Summary of accommodation

Ground Floor: Hall | Cloakroom | Sitting room | Study | Kitchen/dining room | Utility room

First Floor: Principal bedroom with adjoining bathroom | Guest bedroom with adjoining shower room | Further bedroom | Family bathroom

Second Floor: Bedroom | Shower room

Distances: Hungerford 5.5 miles (London Paddington 50 minutes), Marlborough 6.2 miles
Swindon 13 miles, Newbury 13.5 miles, J14 M4 7 miles
(All distances and times are approximate)

LOCATION

14 Burdett Street is in a quiet location just off the High Street in the sought-after village of Ramsbury, situated in the picturesque Kennet Valley. The surrounding countryside lies within the North Wessex Downs National Landscape, a nationally protected landscape renowned for its natural beauty.

The village has a thriving community supported by a shop and post office, a public house with rooms, a primary school with pre-school, a doctors' surgery, tennis and football clubs and a recreation centre. Nearby Marlborough, Hungerford and further afield Newbury provide a wide range of shopping and recreational facilities, with weekly markets, cafés and a variety of popular boutiques. In addition to the well-regarded primary school, other popular local schools include Pinewood, Dauntseys, St John's Marlborough and Marlborough College.

Communications are excellent with the M4 (J14) providing access to London and the West Country. Trains from Hungerford to London Paddington take about 45 minutes, and from Swindon to Paddington about 50 minutes.

THE PROPERTY

14 Burdett Street is a beautifully presented village home offering light and well-balanced accommodation, together with a private south-facing terrace and private parking. Thoughtfully refurbished and remodelled, the house occupies a prime spot in the heart of Ramsbury.

The accommodation is exceptionally well presented throughout and includes a generous kitchen/dining room, providing an excellent space for both everyday living and entertaining with French doors to the terrace. Adjoining the kitchen/dining room, the utility room provides excellent practicality and additional storage space.



The well proportioned sitting room is centred around a fireplace with gas fire and has further French doors opening onto the terrace. A separate study with a built-in desk and extensive storage provides an ideal environment for home working.

On the first floor are three good-sized bedrooms, all benefiting from fitted wardrobes that provide ample and useful storage. The principal bedroom features extensive built-in storage and an adjoining en suite bathroom with bath and vanity unit. The guest bedroom has an en suite shower room, while the third bedroom is served by a separate family bathroom.

On the second floor, is a valuable additional bedroom together with its own shower room. This room offers excellent flexibility as a studio, games room or further guest accommodation.



Outside, the south-facing terrace provides a wonderful setting for summer dining and entertaining. Enclosed by pleached hornbeam, the terrace enjoys a high degree of privacy and is enhanced by retractable awnings extending from both the kitchen/dining room and sitting room, creating a perfect sheltered space for entertaining. A summer house offers useful additional storage. The lawn above the terrace is bordered by fragrant lavender and complemented by a garden shed.

The double garage provides excellent storage together with additional loft space. One bay has been fully partitioned to create a dedicated home office with its own entrance, power supply and Wi-Fi, offering an ideal solution for office space, an art studio or a workshop.

PROPERTY INFORMATION

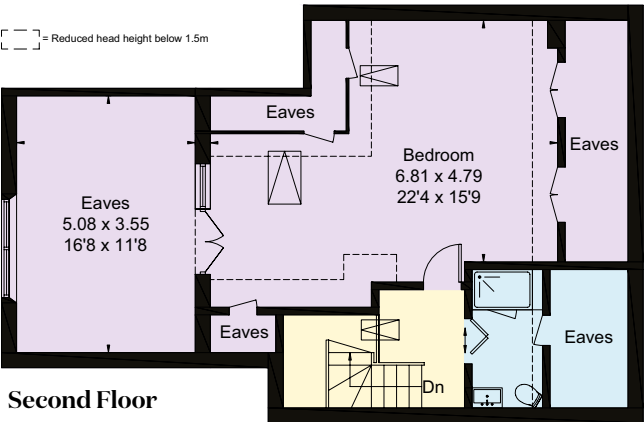
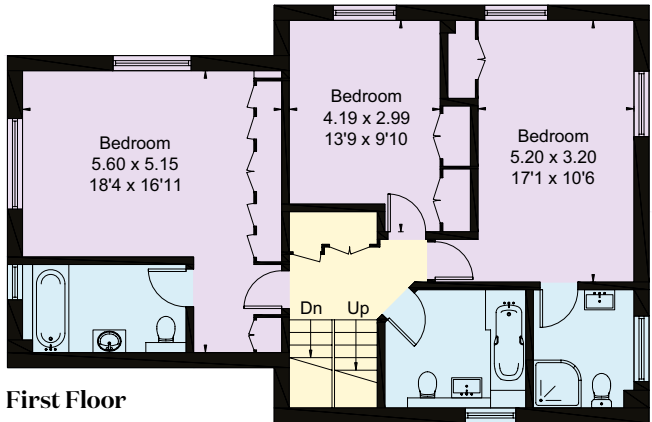
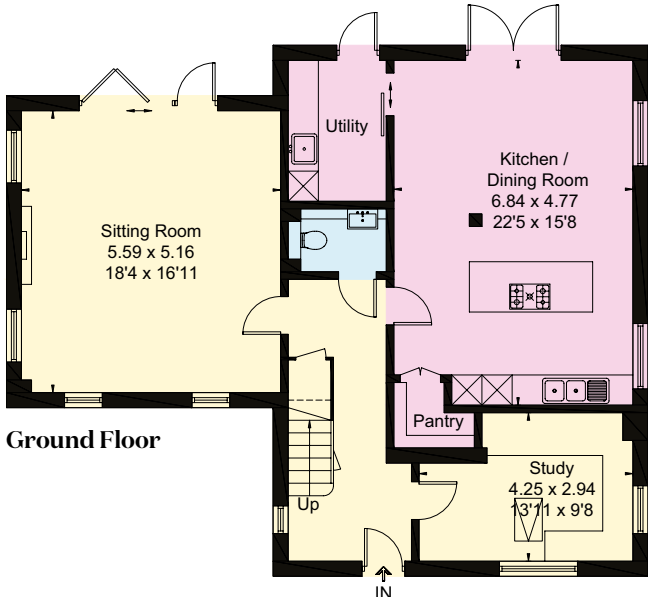
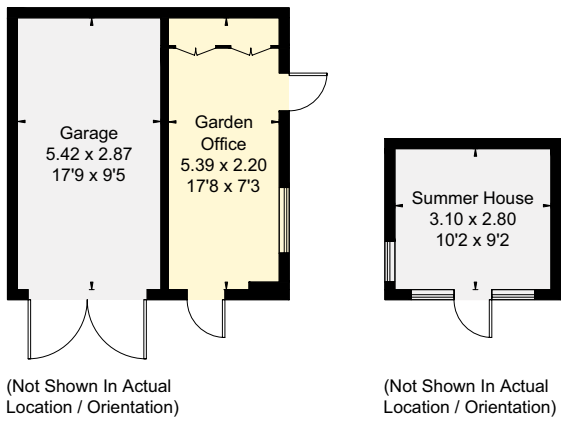
- EPC band: B
- Local Authority: Wiltshire Council
- Council Tax band: G
- Services: Mains water, drainage, gas and electricity. Gas heating.
- Postcode: SN8 2QX
- What3words: ///soccer.flagged.alerting
- Tenure: Freehold

VIEWING

Viewing by prior appointment only with the Agents.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 259.8 sq m / 2796 sq ft
Garage = 15.4 sq m / 166 sq ft
Outbuildings = 20.6 sq m / 222 sq ft
Total = 295.8 sq m / 3184 sq ft
(Including Eaves)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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