



THE OLD POLICE HOUSE,
19 OXFORD STREET, RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

The Old Police House, 19 Oxford Street, Ramsbury, Marlborough, Wiltshire, SN8 2PS

Marlborough 6 miles, M4 (Junction 14) Approximately 7 miles; Rail link to London Paddington from Hungerford (6 miles) or Swindon (13 Miles) in approximately 1 hour.

A detached four bedroomed character house offering extended and modernised accommodation throughout showing great attention to detail. The property benefits from a large garden to the rear. For sale with no onward chain.

*** Sitting room * Living room with wood burning stove * Dining room with bi-folding doors and underfloor heating * Modern kitchen *
* 4 bedrooms * En-suite shower room * Family bathroom * Cloakroom * Utility room * Larder *
* Large private garden * Large shed ***



SITUATION

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, public house, doctors surgery, an outstanding primary school and pre school and tennis, bowls and football clubs. The village is surrounded by stunning countryside much of which is designated as an 'Area of Outstanding Natural Beauty'. The village falls within the catchment area for St. John's Academy secondary school in Marlborough. The property is located within the conservation area.

The local market towns of Hungerford and Marlborough offer an excellent selection of national and local retailers, leisure centre, good restaurants and an independent cinema.



THE PROPERTY

The Old Police House was built circa 1860 and served as the village police station until the 1950's. The current owners bought the property in 2013 and soon began a programme of renovations including a loft conversion in 2014 and a striking, architect designed, single storey extension to the rear in 2019/20 complete with bi-folding doors and underfloor heating. The property now provides a beautifully modernised detached four-bedroom home offering excellent family living spaces including three separate reception rooms. To the front of the house the kitchen features a Corian worksurface and has a range style cooker with gas hob, an integrated dishwasher and space for an American style fridge/freezer. Also on the ground floor there is a separate larder, a cloakroom and a utility room off the kitchen.

Upstairs the landing serves three of the four bedrooms and an excellent family bathroom with a separate bath and shower. To the second floor there is a spacious bedroom suite comprised of a good sized double room with en-suite shower room and a useful landing. The top floor offers a pleasant outlook to the rear.

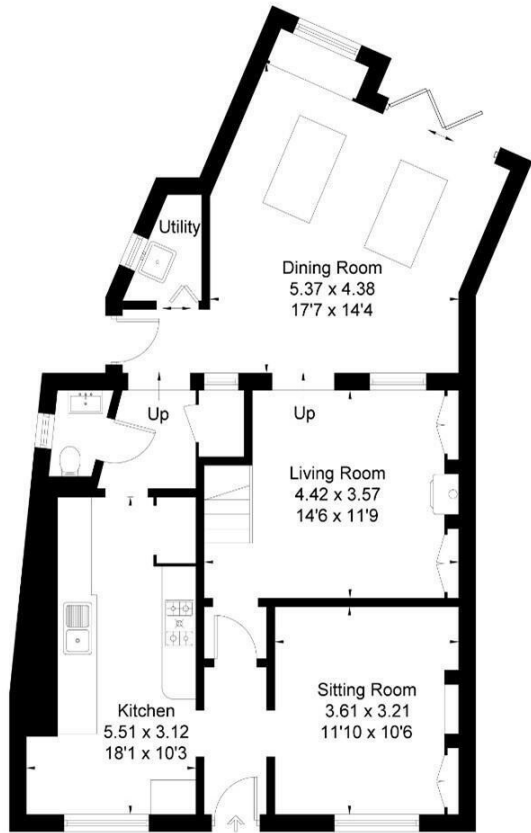
OUTSIDE

Directly outside the bi-folding doors there is a large Italian stone terrace, perfect for entertaining in the summer months. Beyond the terrace there is an extensive garden with a vegetable area and large storage shed to the rear. There is side access to the garden and outside the utility room there is an external sink with hot and cold taps.

SERVICES

All mains services connected. Council tax Band E.

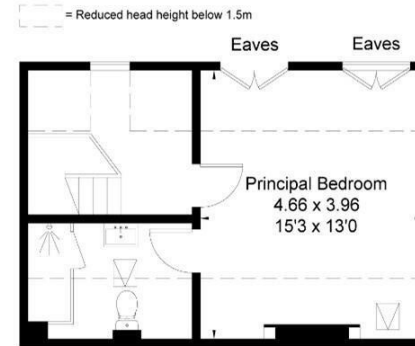
Oxford Street, Ramsbury, SN8
 Approximate Area = 1814 sq ft / 168.5 sq m



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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