



# Cinnabar Cottage

28 High Street, Ramsbury, Wiltshire, SN8 2QP





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Guide £495,000

An attractive period property situated in the heart of Ramsbury village.

## Description

The property retains great character throughout and includes good hall space, a snug/study area with doors to garden and a useful downstairs cloakroom. The lovely sitting room has a fireplace, an exposed beam and sash windows providing good natural light. The kitchen has a tasteful range of shaker style 'painted' units with granite work surfaces over, space for a small table and a stable door to the garden. The stairs, with useful shelving, lead to the first floor where there are three well balanced bedrooms, two of which have sash windows and one overlooking the garden towards the church. The bathroom is fitted in traditional white and includes a shower. Outside there is a charming part walled garden with a paved terrace, lawn and borders, with a gate to the side.

## 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 first right signposted Swindon. Continue through Chilton Foliat and after approx. 1 mile turn left signposted Ramsbury. At the centre of the village bear left into the High Street and Cinnabar Cottage will be found on the right hand side next to the church.

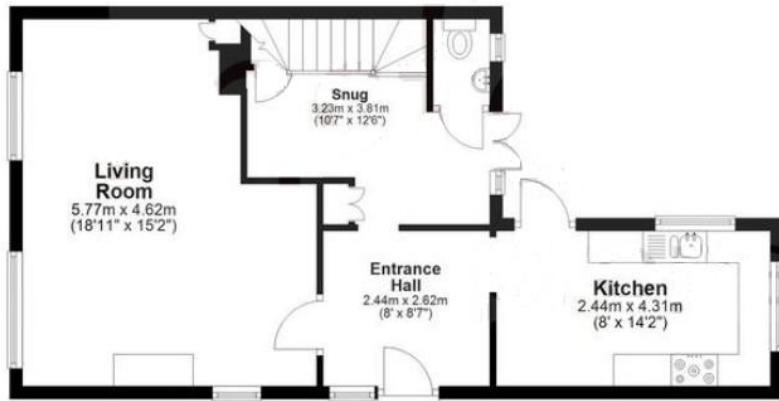


- Entrance Hall
- Sitting Room
- Snug/Study Area
- Cloakroom
- Kitchen
- Three Bedrooms
- Bathroom
- Garden



### Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 90.5 sq. metres (973.6 sq. feet)



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

### Porch

Door to:

### Entrance Hall

A generous space with access to the main rooms. Radiator.

### Sitting Room

A lovely room with an open fireplace, sash windows and exposed beam. Radiator. Wall light points.

### Snug/Study Area

Radiator. Stairs to first floor and understairs cupboard. French doors to garden.

### Cloakroom

A white suite comprising comprising, wc and wash hand basin. Radiator.

### Kitchen

Fitted with a range of 'painted' shaker style wall and base units with drawers, granite work surfaces and a corner display cabinet. Single drainer sink unit with a mixer tap. Plumbing for automatic wash machine and dishwasher. Space for a range cooker with an extractor over. Space for a small table. Stable door to garden.

### Staircase gives access to landing

Fitted shelving. Radiator.

### Bedroom 1

Radiator. Built in wardrobes.

### Bedroom 2

Radiator.

### Bedroom 3

Radiator.

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### Bathroom

A traditional white suite comprising panelled bath with telephone taps, shower over and screen, wash hand basin and wc. Chrome finish heated towel rail. Tiled surrounds.

### At the rear of the property is

There is a part walled garden with a paved terrace and a covered well, leading to a lawned garden with mature borders and a gate to the side.

### Services

All mains connected. Appliances, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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