

**WHATTENDYKE
WHITTONDITCH**



Marshall
Estate Agents

Whattendyke

Whittonditch, Ramsbury, Marlborough, SN8 2QA

£1,200,000

Approximately 5 Miles to Hungerford
Railway Station

Approximately 7.5 Miles to Marlborough

Approximately 6.5 Miles to M4 J14

- Detached Character Cottage
- Grade II Listed
- Circa 1646
- Standing in a Wonderful Rural Plot of Circa One Acre
- Sitting Room
- Dining Room
- Fabulous Kitchen/Breakfast Room With Vaulted Ceiling
- Utility Room
- Cloakroom/Shower Room
- Snug
- Study
- Further Cloakroom/W.C.
- Four Bedrooms
- Family Bathroom
- Exposed Beams
- Part Thatched
- Lovely Garden and Grounds
- Stable Block and Workshop/Store
- Double Garage
- Generous Driveway
- Glorious Rural Views



Situation

The property is situated between the villages of Ramsbury, Chilton Foliat and Aldbourne. Ramsbury is designated as being in an area of outstanding natural beauty, well known for its pretty water meadows and the chalk stream River Kennet. There are plenty of nearby footpaths and bridleways to enjoy. The village itself is well catered for with a selection of shops, The Bell public



The Property

Whattendyke is a stunning detached cottage standing in a lovely rural plot of around one acre.

This very special Grade II listed home is believed to date from 1646 and has been sympathetically extended in recent years whilst retaining immense character.

On the ground floor the accommodation includes a Sitting room with an open fireplace and exposed beams, a similarly adorned Snug, a Study and a good sized Dining room with flagstone flooring.

The jewel in the crown of this home is undoubtedly the fabulous Kitchen/Breakfast room which boasts a tall vaulted ceiling and excellent natural light. The Kitchen features bespoke painted finish cabinets complimented by sleek granite worksurfaces and a central island. French doors from the Kitchen open onto the rear garden and sun terrace. Also, on the ground floor, a useful Utility room, a shower room and a further W.C/ Cloakroom.

Upstairs there are three comfortable double Bedrooms on the first floor served by a sumptuous family Bathroom with a roll top bath in addition to a separate shower. A further narrow staircase rises to the top floor where there is an occasional fourth Bedroom or hobbies room.









Outside

The cottage stands in a plot of about one acre.

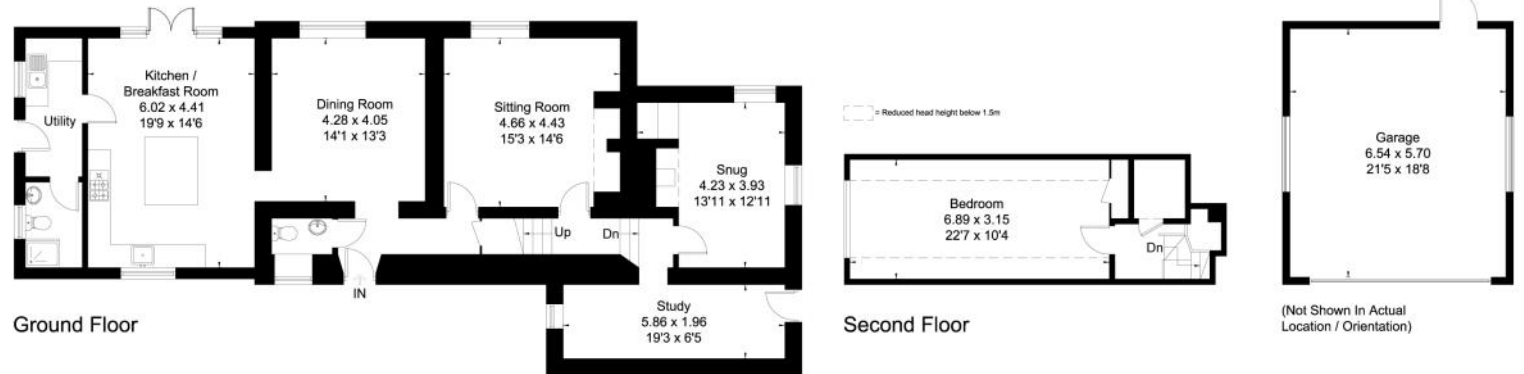
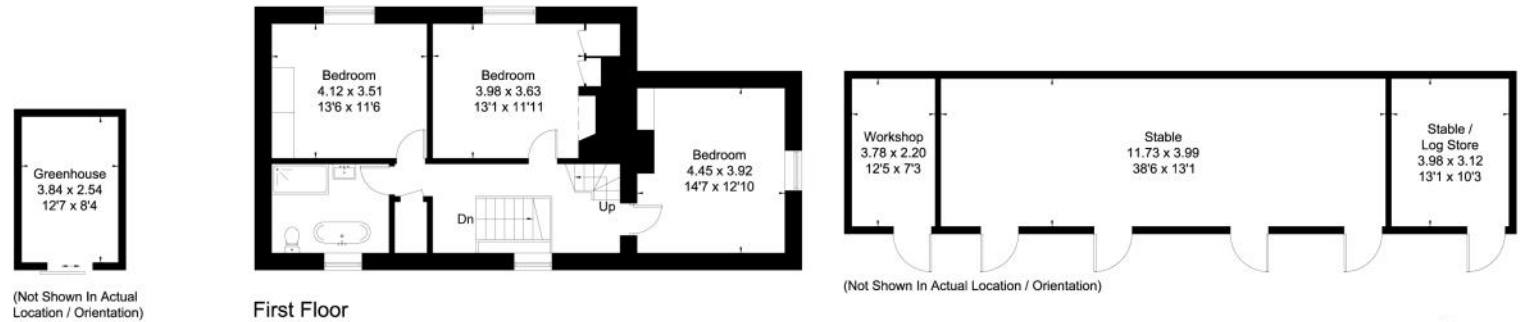
At the front there is a gravel driveway for several cars leading to a detached garage. The garden itself includes a pretty patio adjacent to the Kitchen and expansive lawns with established trees and hedging at the border.

At the far end of the garden is a large stable block, workshop and store.





Approximate Floor Area = 230.0 sq m / 2476 sq ft
 Garage = 37.3 sq m / 401 sq ft
 Outbuildings = 76.3 sq m / 821 sq ft
 Total = 343.6 sq m / 3698 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98236

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	51 E	
21-38	F		
1-20	G		

Services

Mains Electricity
 Mains Water & Drainage
 Oil Fired Central Heating

Council Tax Band: G

What 3 Words Location: ///besotted.dozed.royal

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