



82 HIGH STREET,
RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

82 High Street, Ramsbury, Marlborough, Wiltshire, SN8 2QP

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 character attached house at the end of Ramsbury High Street providing beautifully kept accommodation throughout including a separate annexe. The property also benefits from driveway parking and private gardens. For sale with no onward chain.

*** Sitting room with woodburning stove * Garden room * Hand built kitchen * 3 bedrooms plus annexe bedroom * Study/cot room * Shower room *
Annexe with kitchen area and shower room * Pretty and private gardens *
* Driveway parking * Large workshop/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

Believed to date to 1856, this three storey character home occupies a lovely position at the end of Ramsbury High Street. The property has been lovingly renovated and cared for by the current owners including the replacement of the roof to the main house in 2013 with the garden room roof being added in 2023. The front door opens in to a lobby providing a space for coats and shoes and leading in to the sitting room. The spacious and light sitting room benefits from a recently fitted and stylish wood burning stove. From here a door leads in to the hand built kitchen with quarry tile flooring, marble worktop and Villeroy and Boch sink. Beyond here the garden room gives lovely views over the garden itself and has underfloor heating. An oak staircase leads to the first floor landing where there is a large double bedroom with fitted wardrobes, a study/cot room and a fully tiled wet room style shower room with underfloor heating. The second floor provides a further landing leading to two further bedrooms with views from the windows over the high street and glimpses of the hills beyond.

OUTSIDE

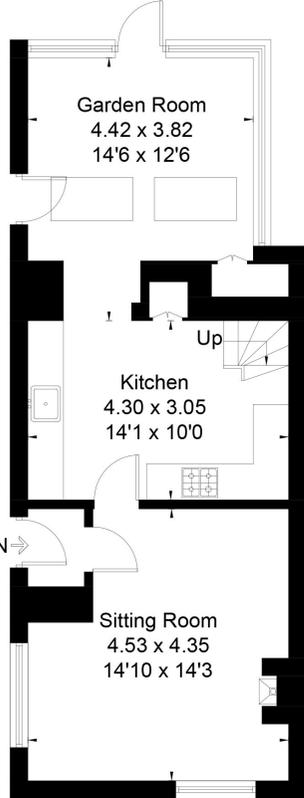
The garden room leads out to a pretty cottage style garden mostly laid to lawn with a range of mature shrubs with hedge borders. A pathway leads to the annexe which was converted in 2022 and offers a bed/sitting room with kitchen area and a separate shower room. There is a large loft above the annexe providing plenty of storage. In the corner of the garden there is a large shed/workshop which also has double doors on to the parking area. The parking area is accessed from Back Lane and provides space for several vehicles.

SERVICES

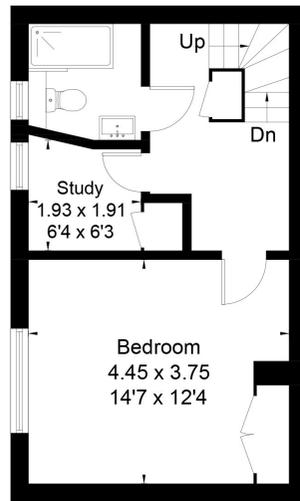
All mains services connected. Council tax Band D.

Approximate Floor Area = 114.3 sq m / 1230 sq ft
 Annexe = 23.9 sq m / 257 sq ft
 Workshop / Shed = 11.8 sq m / 128 sq ft
 Total = 150 sq m / 1615 sq ft

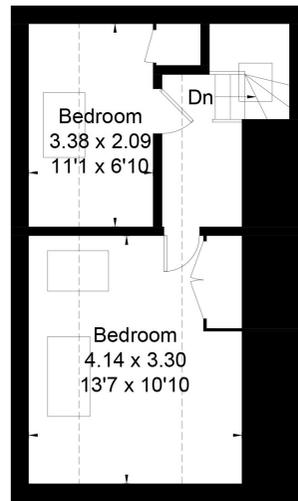
 = Reduced head height below 1.5m



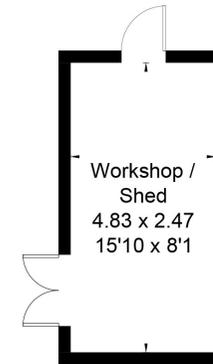
Ground Floor



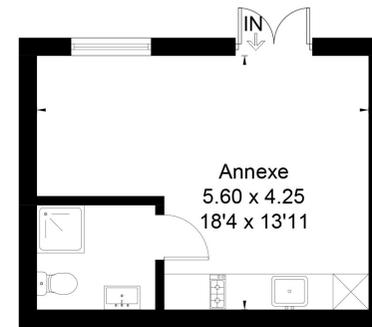
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #87560

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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