



WINDFALL, WHITTON DITCH ROAD,  
RAMSBURY SN8 2PX

**BREARLEY & RICH**  
ESTATE AGENTS

## **Windfall, Whittonditch Road, Ramsbury, Marlborough, Wiltshire, SN8 2PX**

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.

An outstanding, extended and immaculately presented chalet style detached family home with accommodation that offers spacious and flexible use. The property has many features, but in particular a beautiful south facing landscaped rear garden.

- \* Generous hallway \* Sitting/dining room \* Conservatory \* Fully fitted and well appointed kitchen/breakfast room
- \* Utility room \* Snug/En-suite bedroom \* 3 Further bedrooms \* Study/5th bedroom \* Family bathroom \* Landscaped front and rear gardens
- \* Ample parking and a single garage \* Solar Panels \* 20kW of battery storage \* Electric car charger



### **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 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

This wonderful property, thought to have been built in the mid 1950's, is located in one of Wiltshire's most fashionable and thriving villages. From the moment you enter the hallway, the property exudes a feeling of space. Windfall is an easy to live in property having well-planned accommodation, with spacious reception rooms orientated toward the rear of the property, maximising the views of the garden. The fabulous kitchen/breakfast room offers plenty of space and appliances include: a double oven with a ceramic hob, dishwasher, fridge and freezer. In addition, there is a separate utility room. Two double bedrooms on the ground floor bedrooms are served by a spacious bathroom, with a separate bath and shower. The snug or third ground floor bedroom is very light and airy with a sunny roof lantern, an electric fire and also an en suite shower room. On the first floor, there is the main bedroom with wall length wardrobes and its own bathroom. Across the landing is a study or an occasional bedroom/dressing room. The property has been particularly well insulated and also benefits from solar panels providing heat and hot water. The property has a rarely awarded EPC 'B' rating. Overall, Windfall is an outstanding and well cared for property within walking distance of all that this pretty village offers.

### OUTSIDE

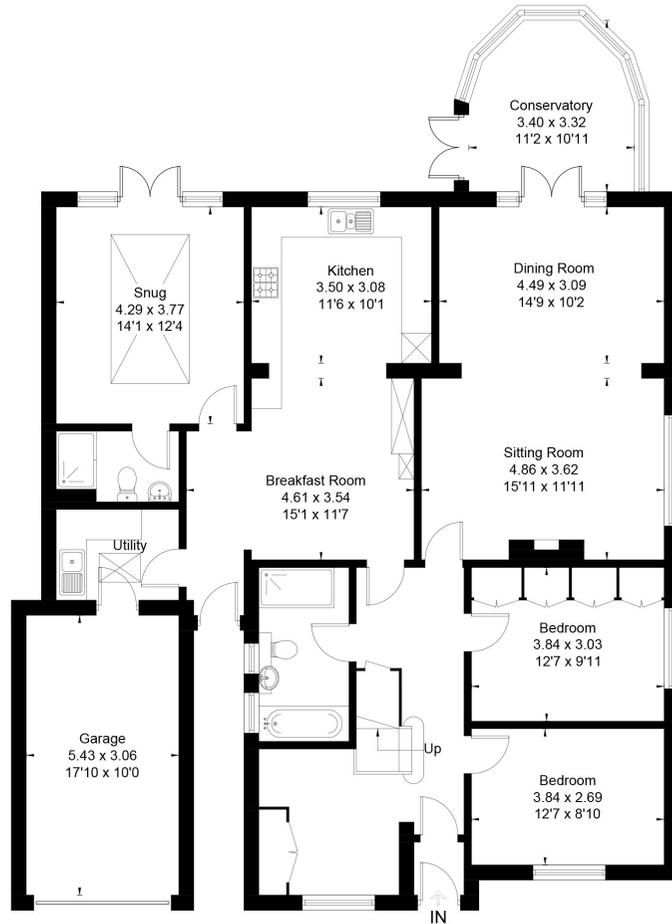
The southerly facing rear garden is accessed via the snug or the conservatory to where there is a wide stone laid terrace, which in turn leads to the beautiful and well stocked garden. At the foot of the garden is a delightful summer house that has heating, light and power. The front garden is laid to lawn with a driveway leading to a single garage with an electric roll up door.

### SERVICES

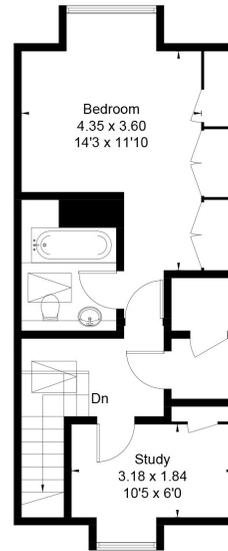
All mains services connected. Council tax Band E. 2869.36 p.a. Solar panel feed in tariff and further information on the approximate cost of living at Windfall is available on request.

Approximate Floor Area = 210.4 sq m / 2265 sq ft  
 Outbuilding = 8.0 sq m / 86 sq ft  
 Total = 218.4 sq m / 2351 sq ft  
 (Including Garage / Excluding Shed)

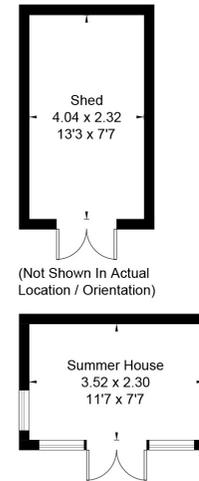
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First 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 #104037

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