



WHATTENDYKE, WHITTONDITCH,
RAMSBURY

BREARLEY & RICH
ESTATE AGENTS



Whattendyke, Whittonditch, Ramsbury, Marlborough, Wiltshire, SN8 2QA

Ramsbury centre 1 mile, Aldbourne 2.5 miles, Chilton Foliat 2.5 miles, Marlborough 8 miles, M4 (Junction 14) Approximately 6.5 miles.
Rail link to London Paddington in approximately 1 hour from Hungerford (5 miles).

A substantial Grade II Listed detached character house offering excellent reception rooms including a modern vaulted kitchen/breakfast room extension.
The property occupies a lovely private plot of over an acre in a rural position close to popular villages.

- * Reception hall * Sitting room * Dining room * Snug * Study * Excellent modern live-in Kitchen/breakfast room ***
- * 4 bedrooms * Family bathroom * Shower room * Cloakroom * Utility room ***
- * Large plot of approximately 1.04 acres * Outbuilding with stables/workshop * Detached garage * Parking ***



Situation

The property is situated within wonderful countryside in easy reach of the popular villages of Ramsbury, Aldbourne and Chilton Foliat. Between them these active villages offer a combination of good day-to-day amenities with local shops, public houses, doctors surgery, outstanding primary schools and pre-schools and many local clubs including tennis, cricket, bowls and football. The property is within the catchment area for St. John's secondary school in Marlborough.

The market towns of Marlborough and Hungerford are within easy striking distance and the larger towns of Swindon and Newbury are about 14 and 15 miles respectively. The M4 motorway can be accessed at Junction 14 (about 7 miles) or Junction 15 (about 12 miles) Trains to London Paddington can be caught from Hungerford, Newbury and Swindon. The area is surrounded by stunning countryside much of which is designated as an 'Area of Outstanding Natural Beauty'.



THE PROPERTY

Occupying a private position off a small lane, this substantial detached Grade II Listed home is believed to date from 1646 and offers excellent proportions throughout with a modern vaulted kitchen extension having been added approximately 10 years ago and excellent reception rooms in the original house all offering lovely views over the grounds.

On the ground floor the focal point is the kitchen/breakfast room offering plenty of room for informal entertaining and everyday living with space for a sofa and doors out in to the garden. Adjoining the kitchen there is a more formal dining room and beyond this a sitting room, snug and study all with beamed ceilings and with the sitting room and snug having open fireplaces. There is a second shower room and a utility room off the kitchen.

Upstairs there are three double bedrooms on the first floor all of which have character features and there is a large main family bathroom off the landing complete with roll top bath and separate shower. There is a further bedroom on the second floor offering great space for teenagers or a second work from home space.

OUTSIDE

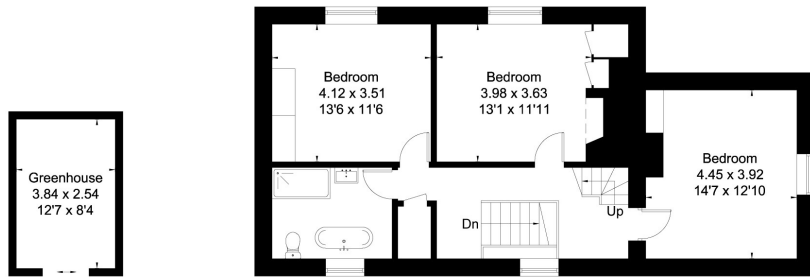
The property is approached over a gravel driveway providing parking for several cars in front of the detached garage. To the front and back of the house there are large level lawns. At the end of the garden there is a large outbuilding which originally provided stables and has been used as a games room in addition to a workshop and a log store.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Council Tax band G. Tenure Freehold.

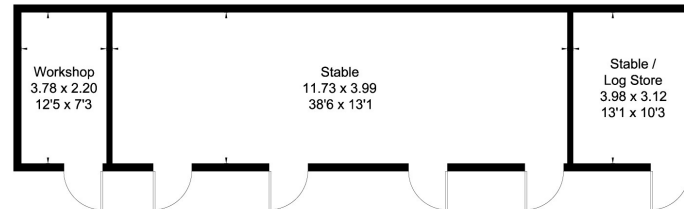


Approximate Floor Area = 230.0 sq m / 2476 sq ft
 Garage = 37.3 sq m / 401 sq ft
 Outbuildings = 76.3 sq m / 821 sq ft
 Total = 343.6 sq m / 3698 sq ft

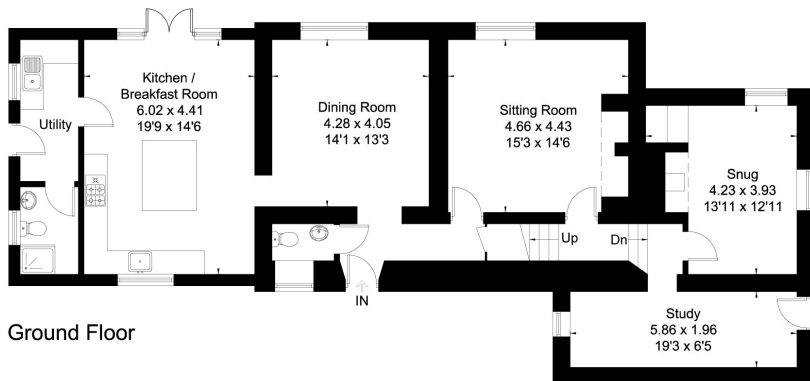


(Not Shown In Actual Location / Orientation)

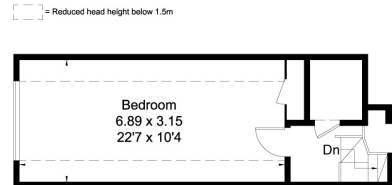
First Floor



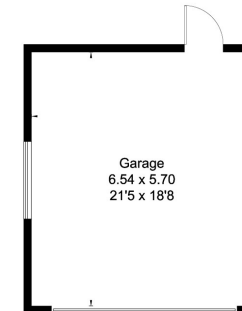
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Ground Floor



Second Floor



(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 #98236

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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		

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