



2 ASHLEY PIECE, RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

2 Ashley Piece, Ramsbury, Marlborough, Wiltshire, SN8 2QE

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 spacious 4 bedroom family house with south facing garden on the edge of the village of Ramsbury. The property occupies a lovely plot and offers excellent reception rooms with planning permission in place for a kitchen extension to the rear.

*** Reception Hall * Sitting room * Snug * Study/family room * Kitchen with planning permission granted for extension * 4 bedrooms * Family bathroom *
* Downstairs shower/cloakroom * Utility room * Parking * Gardens to front, side and rear * Excellent edge of village location ***



SITUATION

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, excellent pub, 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 centres, good restaurants and an independent cinema.



THE PROPERTY

Built in the 1970s, this lovely and light detached family house offers excellent proportions throughout. The property has been extended with a snug off the sitting room and also has planning permission in place for a kitchen extension to the rear (PL/2023/10914, granted 8 February 2024). The property is entered through a stable type front door with a lobby providing space for coats and shoes. The reception hall is a good size for welcoming guests and gives access to the sitting room and kitchen. The sitting room is a superb room for family living, with space for sofas and a dining table and with a decorative fireplace providing a focal point. The sitting room and snug both have doors opening out on to the south facing garden. The kitchen has space for a range style cooker and has plenty of fitted units. Beyond the kitchen there is a utility room with door to the garden and into the study/family room. The ground floor also provides a utility room with door to the side and a shower/cloakroom.

Upstairs the landing leads to four bedrooms, two of which have fitted wardrobes. There is a good sized family bathroom with a modern suite and an airing cupboard on the landing.

OUTSIDE

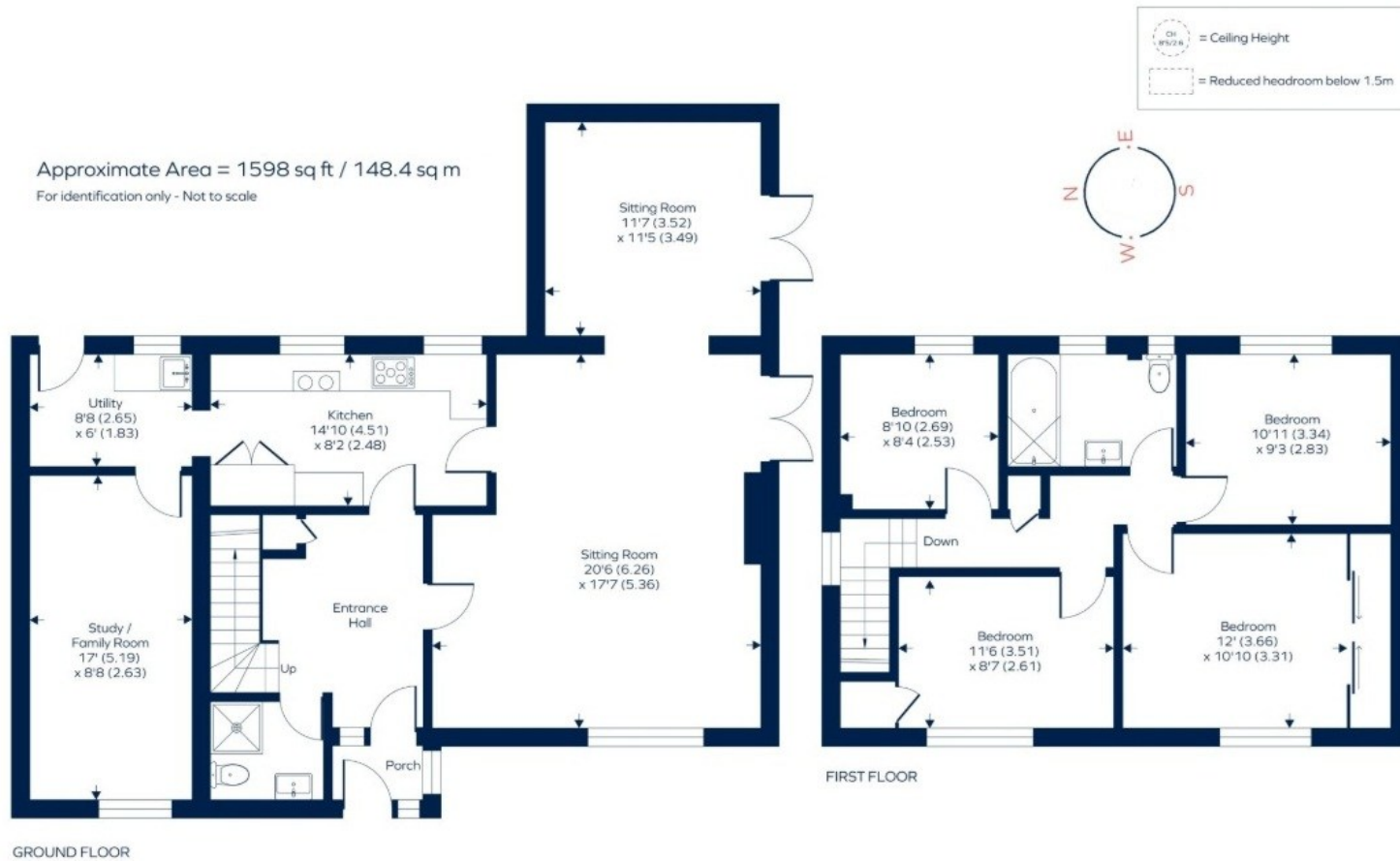
The property is approached over a long drive providing plenty of parking. A gravel drive leads past the lawn up to the front door while a gate leads in to the garden. The garden itself is south facing and largely private with an excellent terrace proving space for a large table and chairs. To the rear of the kitchen there is a further garden area which is paved and provides plenty of space for a washing line and a timber shed.

SERVICES

All mains services connected. Council Tax Band F.

Approximate Area = 1598 sq ft / 148.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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