



24 KNOWLEDGE CRESCENT  
RAMSBURY

**BREARLEY & RICH**  
ESTATE AGENTS

## **24 Knowledge Crescent , Ramsbury, Wiltshire, SN8 2QZ**

M4 (Junction 14) Approximately 7 miles; Rail link to London Paddington from Hungerford (6 miles)  
or Swindon (13 Miles) in approximately 1 hour.

Well presented 2 bedroom home offering modern accommodation and a lovely southerly facing garden. Located in a popular no through road location within this sought after village the property is within a few minutes walk of the primary and pre school, shops, village hall pub and local tennis club.

**\* Entrance Hall \* Sitting room \* Kitchen \* Dining area \* 2 bedrooms  
\* Family bathroom \* Generous corner plot garden \* Potential to extend and improve (subject to permissions)**



### **Situation**

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, excellent pubs, 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 market town of Marlborough offers an excellent selection of national and independent retailers, good restaurants and an independent cinema.



### **The Property**

Believed to have been built in the 1950's this lovely modern home offers light and spacious accommodation including a double aspect sitting room with a fireplace. The kitchen is fitted with a range of modern units as well as an integrated gas hob and electric oven and has space for an upright fridge/freezer. A side door leads to the garden. The spacious dining area has French doors that open directly onto a sunny and private terrace, the perfect place to eat during the summer months. The first floor provides two generous sized bedrooms and modern family bathroom.

### **Outside**

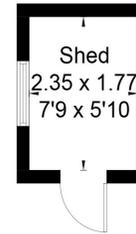
The property is sited on a generous corner plot with the lawn area extending from the front right around to the rear and is a lovely sunny and predominantly south facing aspect. The garden is enclosed by picket fencing and has a number of mature trees and shrubs. There is also a useful garden shed.

Parking can be found on street close to the property.

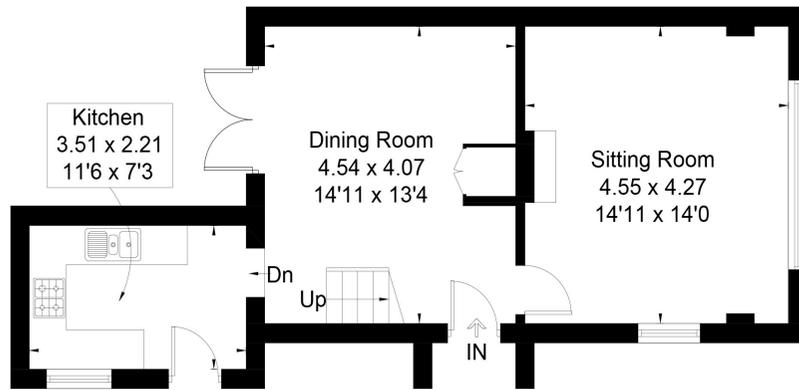
### **Services**

All mains services connected. Council Tax Band C.

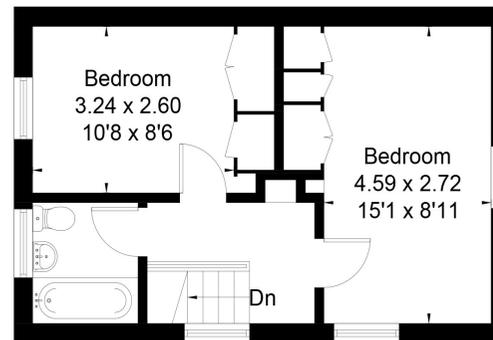
Approximate Floor Area = 80.6 sq m / 867 sq ft  
(Excluding Shed)



(Not Shown In Actual  
Location / Orientation)



Ground Floor



Frist Floor



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 #105444

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