



**9 THE PADDOCKS
RAMSBURY**

BREARLEY & RICH
ESTATE AGENTS



9 The Paddocks, Ramsbury, Marlborough, Wiltshire, SN8 2QF

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.

Occupying an elevated position at the end of a no through road, this versatile 5 bedroom home has excellent reception rooms and an excellent first floor suite with separate access from the garden. The property also benefits from an indoor swimming pool with office area beyond.

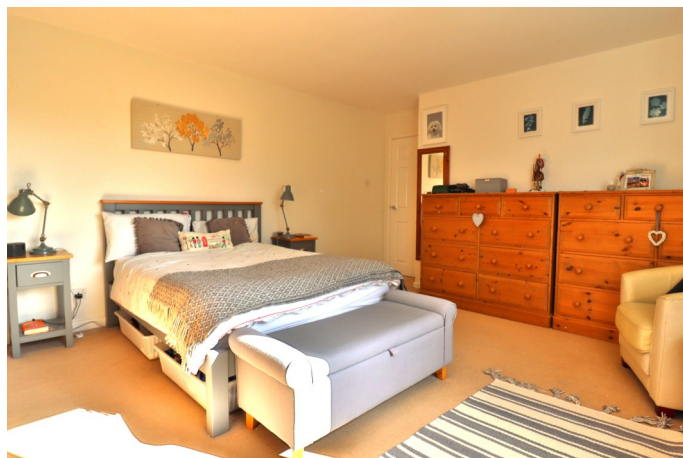
*** Generous reception hall * 25' Kitchen/breakfast room with dining area and utility area * Snug/study * Garden room *
* Study/office * Indoor swimming pool with changing area * 5 bedrooms * 3 shower rooms (1 en-suite) * Cloakroom * Bedroom 6/first floor sitting room *
* Large plot of approximately 0.26 acres * Rear garden with summer house * Ample parking ***



SITUATION

Ramsbury is a beautiful and very active Kennet Valley village which offers good day-to-day amenities with shops, a public house, doctors surgery, an outstanding primary school and pre school and several clubs including tennis, bowls and football. The village is surrounded by stunning countryside much of which is part of the North Wessex Downs National Landscape. 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

Occupying a large corner plot in this popular road, 9 The Paddocks offers versatile accommodation for all the family. Entering through the front door there is a welcoming reception hall with a door to the left into the beautifully proportioned 25' sitting room featuring a Jetmaster open fireplace and views to the front over the village to the hills beyond. To the other side of the hall there is an excellent kitchen/dining room with tiled floor and an extensive range of solid wood fitted units with granite worktops. The kitchen units continue to a utility area which then leads in to a garden room which links the swimming pool to the house. Beyond the pool there is a changing area and boiler room and at the far end there is a vaulted office room providing excellent work from home space. To the rear of the house there is a further sitting room overlooking the garden.

Upstairs there is an excellent double bedroom complete with en suite and access to a first floor sitting area which altogether make an exceptional main suite or excellent guest or relatives accommodation with a separate access being provided from the garden. There are four further bedrooms all of which are flooded with light and have pleasant views over the garden or towards the hills. There are two further modern shower rooms.

Outside

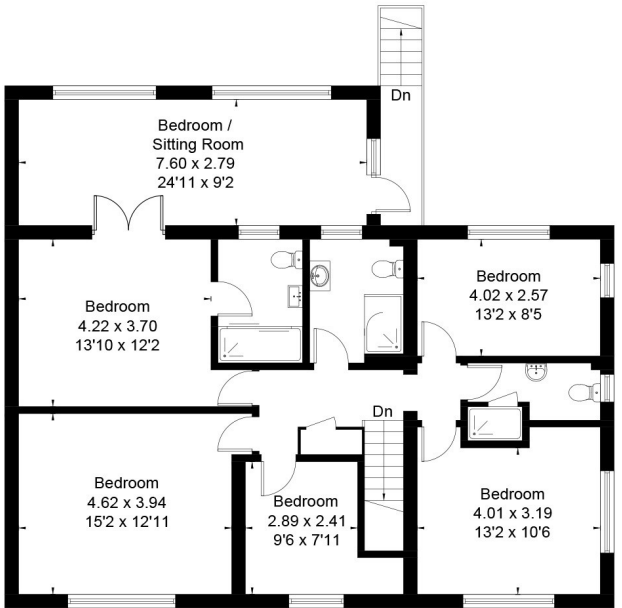
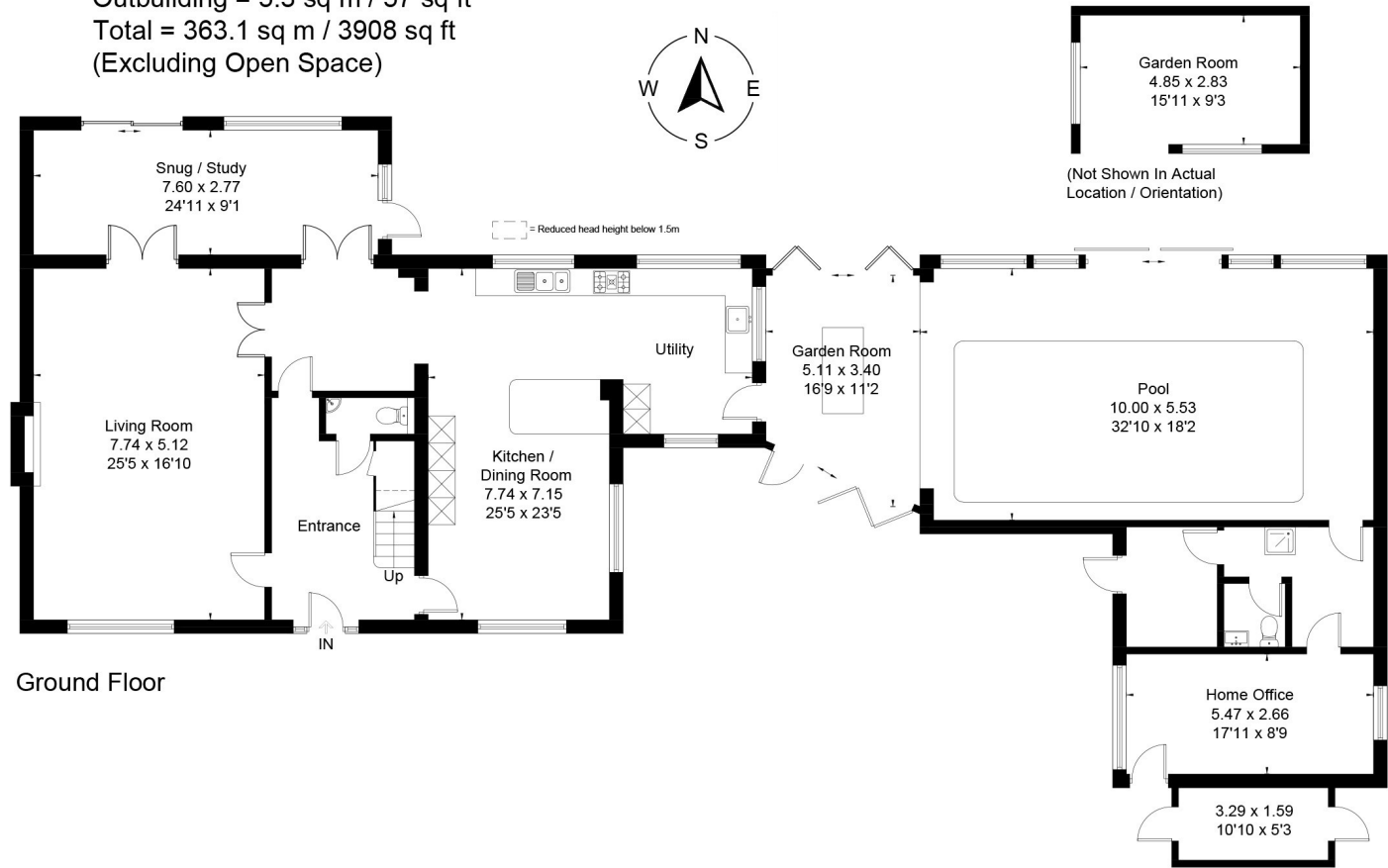
Steps lead up to a large lawn which is particularly private and offers views over the village. In one corner there is a recently built summer house offering an excellent space for informal entertaining. To the front of the house there is a large drive providing parking and to the side of the office there is a lean to shed providing plenty of storage for bikes etc.

Services

All mains services connected. Council tax Band F.



Approximate Floor Area = 357.8 sq m / 3851 sq ft
Outbuilding = 5.3 sq m / 57 sq ft
Total = 363.1 sq m / 3908 sq ft
(Excluding Open Space)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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