



29 ASHLEY PIECE, RAMSBURY, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

29 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 detached 4 bedroom family house situated towards the end of this popular road in the village of Ramsbury. The property occupies a lovely plot with good front and rear gardens and has excellent reception rooms with potential to extend if required.

*** Reception Hall * Sitting room * Dining room * Kitchen * 4 bedrooms * Family bathroom *
* En suite shower * Utility room * Cloakroom * Integral garage * Parking * Gardens front 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 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 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 good sized detached home is lovely and light and has good proportions throughout. The property benefits from a porch leading on to a welcoming reception hall with a turning staircase to the first floor. The sitting room is open plan in to the dining area and is therefore double aspect with a door in to the garden from the dining area. The dining room has space for a study area at one end. At the rear of the house, the kitchen has space for a table and is fitted with a range of solid wood units. Off the kitchen there is a separate utility room which has doors to the garden and in to the garage. There is a large under stair cupboard and a good sized cloakroom. Upstairs there are four good bedrooms and a family bathroom. The main bedroom has an ensuite shower and a basin, there is potential to provide a full en suite shower room or even to extend the house as required and subject to permissions. The bedrooms to the front of the house benefit from views towards the Marlborough downs.

OUTSIDE

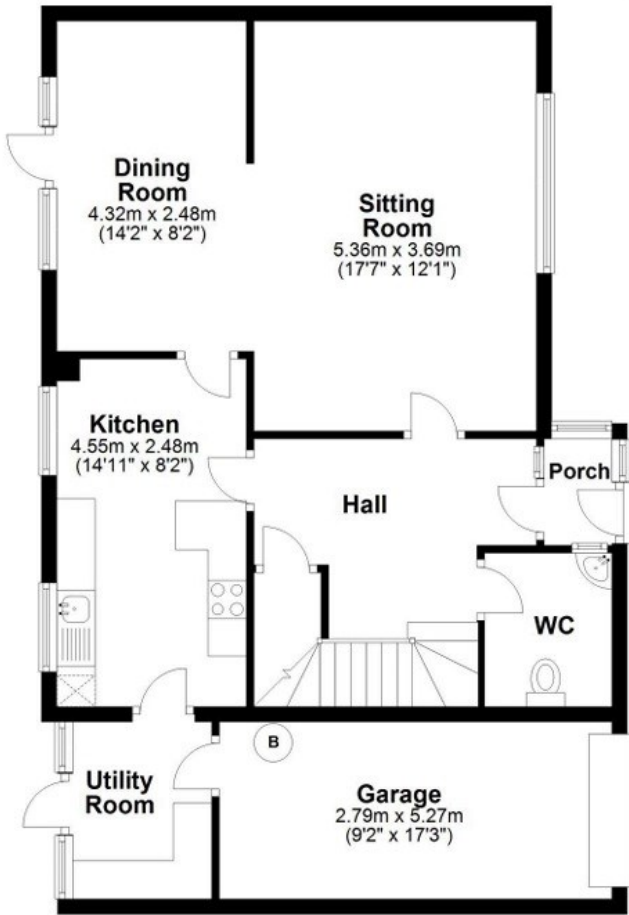
The property is approached over a block paviour drive providing plenty of parking and leading to the integral garage. To the front of the house there is a lovely south facing garden with a lawn and mature borders. A pathway leads past a seating area to a gate giving side access to the house. The rear garden is private and has a gently sloping lawn. There are mature borders and a small pond. There is also a timber shed to the side of the house.

SERVICES

All mains services connected. Electric car charging point. New boiler recently fitted. Council Tax Band E.

Ground Floor

Approx. 77.4 sq. metres (833.6 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Total area: approx. 133.7 sq. metres (1438.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

01672 514820

www.brearleyandrich.co.uk
1 London Road, Marlborough,
Wiltshire, SN8 1PH

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property, any appliances mentioned or general services and any intending purchaser

BREARLEY & RICH
ESTATE AGENTS