



8 BURDETT STREET,
RAMSBURY

BREARLEY & RICH
ESTATE AGENTS

8 Burdett Street, Ramsbury, Marlborough, Wiltshire, SN8 2QX

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.

Charming Grade II Listed detached three bedroom thatch cottage in a peaceful, pretty and central location within this wonderful village. The property retains plenty of character and has a very pretty south westerly rear garden. Updating is required, but this is an exciting project for the right buyer and it is offered for sale with no onward chain.

*** Sitting room * Kitchen/dining room * Study * Cloakroom *
Main bedroom with en suite shower room * Two further bedrooms * First floor family bathroom * Pretty south westerly facing garden *
* Parking space ***



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 property is located within the conservation area.

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

The front door is approached via a quiet single lane village road and has steps rising to a canopied porch. On entering the property, the kitchen is to the left and has a range of matching wall and base units as well as space for an oven and a washing machine. It is from the kitchen that stairs rise to the first floor. To the right of the front door is the charming sitting room, with dual aspect windows to the front and rear and also a fireplace with a gas fired stove. Beyond the sitting room is an interesting shaped room due to the protruding chimney breast and this room is ideal as a study and also accommodates the wall mounted gas boiler. There is also a ground floor cloakroom and a door to the rear garden. On the first floor there is a generous main bedroom with fitted wardrobes and an en suite shower room. The second and third bedroom both have fitted wardrobes. Finally, there is a family bathroom with a window to the rear.

OUTSIDE

The very pretty and private garden has a ground level terrace which is a perfect space for a table and chairs. Gentle steps then lead up the private south westerly garden that is laid to lawn and is well-stocked with mature trees, shrubs and box hedging. The front garden has space for plant pots and a bench perhaps. There is also a single parking space.

SERVICES

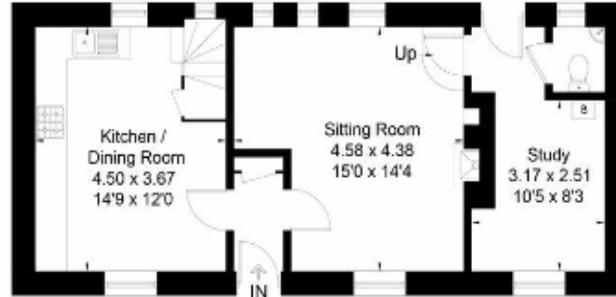
Gas heating to radiators. Mains water, electricity and drainage. Council tax Band F.



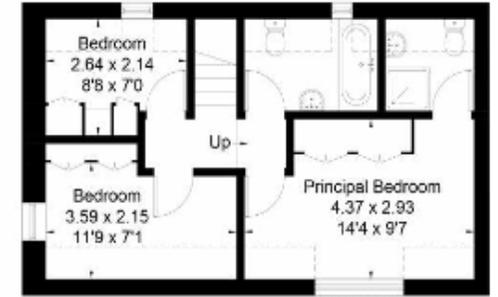
Burdett Street, Marlborough, SN8
 Approximate Area = 956 sq ft / 88.8 sq m



= Reduced head height below 1.5m



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

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