



Detached Four Bedroomed Family House in the village of Ramsbury

Guide Price £675,000



THE PADDOCKS, RAMSBURY, SN8 2QF

Available with no onward chain a spacious four bedroomed detached family house in the much sought after village of Ramsbury.

Built in the 70's within a quiet popular close in Ramsbury the accommodation comprises entrance hall with cloakroom, large lounge with fireplace and patio doors out to the garden. Good size kitchen/breakfast room with ample storage and very useful utility and a dining room. There is a bedroom downstairs with plenty of built in wardrobes/cupboards with a door out to the garden, this could be changed in to a snug/office further reception room if required.

Upstairs there are a further three double bedrooms all with built in wardrobes, one bedroom has an ensuite shower room and there is a family bathroom with bath and fitted units, one bedroom is currently being used as a study.

The garden can be accessed via gates on both sides of the property. There is a really lovely good size mature enclosed garden surrounded by trees and far reaching views. A raised terrace area to sit out and enjoy those lovely sunny days, lawn, mature hedges, borders, and shrubs. To the front there is hedging, lawn, driveway parking and a double garage with electric remote control door and power, also side door access.

This family house is perfectly situated to access the lovely village of Ramsbury with two pubs, café, shop, doctor's surgery and Ofsted outstanding primary school.

At a Glance:

- Available with NO onward chain
- Detached family house
- Lounge
- Kitchen
- Utility
- Cloakroom
- Downstairs double bedroom
- Three Double Bedrooms, one ensuite shower room, all with built in wardrobes
- Family bathroom
- Good size garden
- Double Garage with driveway parking

Services: Mains water and drainage, Gas central heating and electric.

Council Tax: F

EPC: C

Local Authority: Wiltshire Council, Bythesea Road, Trowbridge, Wiltshire, BA14 8JN. Tel: 0300 4560100



LOCATION

Ramsbury is situated on the banks of the River Kennet and is considered to be one of the premier villages in the local area. The downland countryside is designated as an 'Area of Outstanding Natural Beauty' and numerous footpaths and bridleways surround the village.

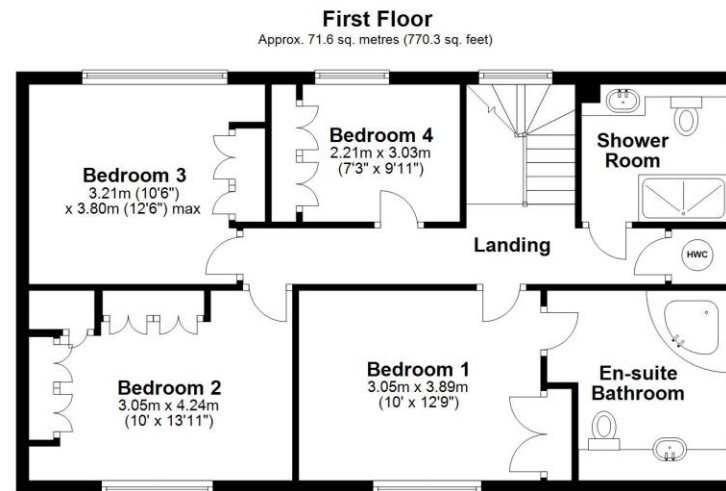
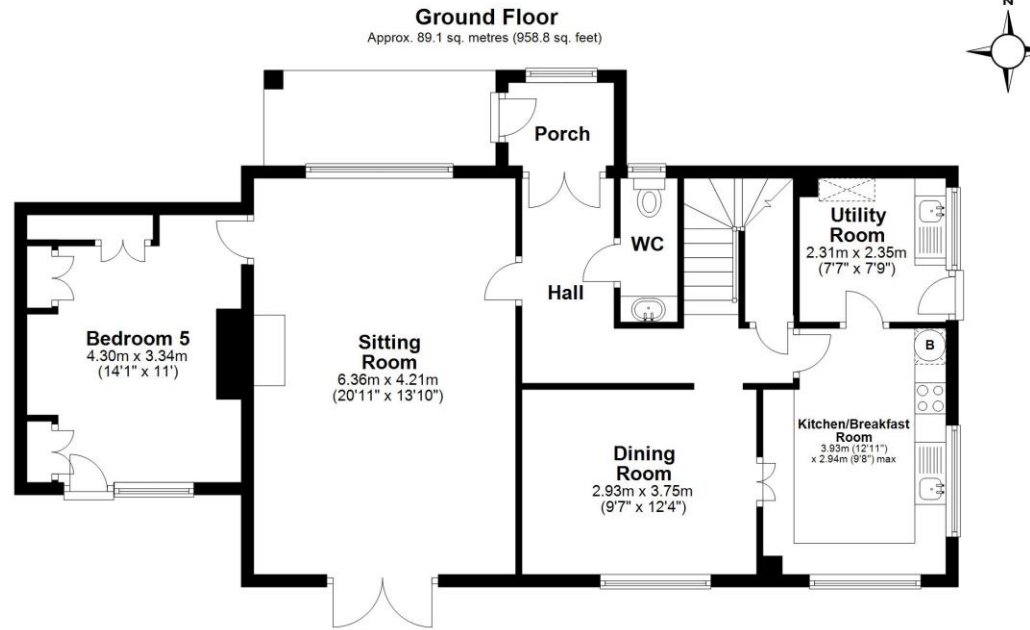
Amenities include a post office, a convenience store, a doctors' surgery, a hairdresser & two pubs, one of which was voted Best in England and also boasts a very popular cafe. The local primary school is Outstanding and Ramsbury is in catchment for the nationally renowned St John's Academy in Marlborough. There are some superb sports facilities in the village, including a tennis, bowls and sports club.

A wider selection of facilities including Waitrose, restaurants and a wide variety of shops can be found in the pretty market town of Marlborough just seven miles away. Communications are excellent with a mainline train station at Hungerford 5 miles away (London Paddington 60 minutes), and junction 14 of the M4 8 miles to the east. The larger commercial centres of Swindon and Newbury are about 14 and 15 miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





Total area: approx. 160.6 sq. metres (1729.1 sq. feet)

Marlborough | 01672 552777 | marlborough@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

