



Beautifully Presented Three Double Bedroom Family Home

Guide Price £615,000



MANDERLEY, ASHLEY PIECE, RAMSBURY, SN8 2QE



Tucked away in a quiet cul-de-sac, this three double bedroom home has been lovingly extended to provide large, flexible living accommodation. With three reception rooms on the ground floor and three double bedrooms upstairs, you have all the space you need for a family home.

The living room is of great size and has an open fire with a beautiful surround which makes a wonderful feature of the room. This room is open to a large conservatory extension which is currently used as the dining room and family room, and has doors opening directly out to the garden, bringing the outside in. Also accessed via the lounge is a further reception room which lends itself perfectly to being a home office, playroom or even a fourth bedroom.

The modern kitchen is fully fitted and has a large array of cupboards and drawers, granite worktops and a Rangemaster cooker. Adjoining the kitchen is a large utility room with door out to the garden.

Upstairs, the bedrooms are all of good size, offering space for double beds, and all have built-in wardrobes, and the fantastic family bathroom has been fitted with a bath and separate shower cubicle.

The large, rear garden is another real wow factor of this home. Offering a secluded space with a built in walled water feature, the large terraced area leads up steps to a fabulous lawned garden with mature trees and borders and a summer house that is surrounded by decking making a great BBQ area; this really is the perfect family garden. This home further benefits from a garage and paved drive providing space for a number of cars.

At a glance:

- Large Three Bedroom Home
- Three Receptions Rooms
- Living Room with open Fire
- Fully Fitted Kitchen with Rangemaster Cooker
- Utility Room
- Large Rear Garden
- Drive and Garage
- Good Access to Ramsbury Amenities

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

EPC: TBC

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

Council Tax Band E

EPC Band E



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.

Directions:

<https://what3words.com/insulated.hissing.testy>

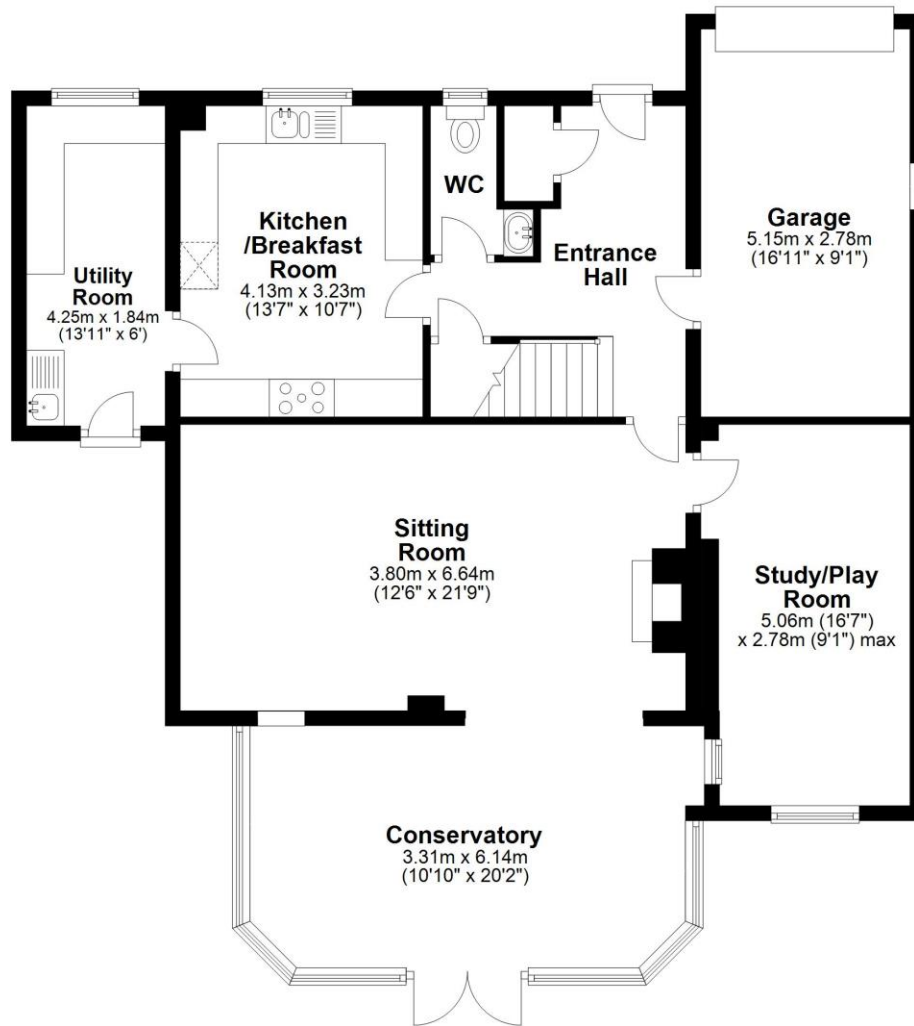


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



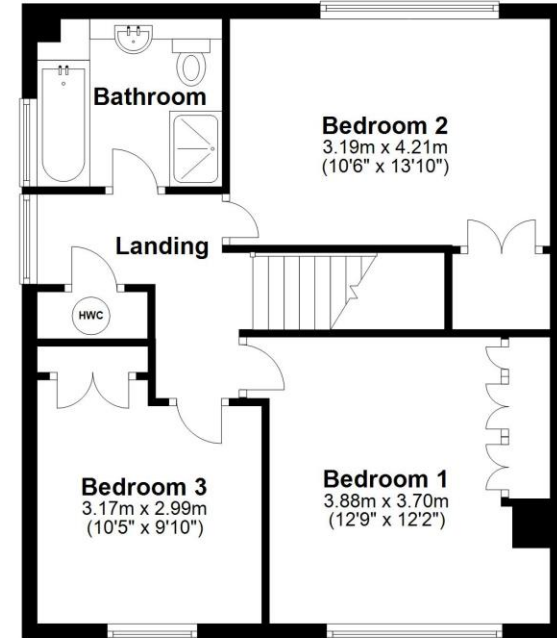
Ground Floor

Approx. 112.5 sq. metres (1211.0 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 167.3 sq. metres (1800.4 sq. feet)

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

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