



Beautiful house on Ramsbury High Street
2,600pcm



HIGH STREET RAMSBURY SN8 2QP

Available to rent from early October, 3/4 bed semi-detached house with self-contained annexe, off street parking and workshop.

At a Glance:

- Available to rent from the 1st October 2025
- Unfurnished but will include dishwasher, fridge-freezer, Neff oven and hob
- Pets considered
- High street location
- Kitchen
- Garden room
- Living room
- Three bedrooms, all with built in wardrobe space
- Study with storage
- Wet room
- Beautifully presented annexe with ensuite shower room and kitchen, could be a 4th bedroom or studio/office.
- Pretty cottage garden
- Large workshop/storage
- Driveway parking, accessed via Back Lane

Services: Mains Water and drainage, Electric and Gas central heating. Underfloor heating in the garden room and family bathroom.

EPC:D

Council Tax:

Holding Deposit £600.00

Security deposit £3000.00

Affordability threshold for referencing purposes £78,000
This beautifully presented house is available to rent from the beginning of October. Arranged over three floors this cottage offers period and modern touches. The accommodation comprises kitchen, living room with wood burning stove, garden room, three bedrooms, study with storage and a wet room. The annexe which has been finished to a high standard, provides a shower room and kitchen and can be used as a 4th bedroom or office/studio space.

There is a large workshop and off-street parking. Nestled right in the heart of the popular village of Ramsbury with the highly regarded primary school, surgery and Bell pub within walking distance.



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 & pub which was once 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.

Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.

Communications are first class with easy access to the A4 and M4 providing fast access to London and the motorway network (M3 and M5).

Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).

DIRECTIONS

What3words: hoaxes.rendered.caused

SERVICES

Mains water, electricity, and drainage, gas central heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D.

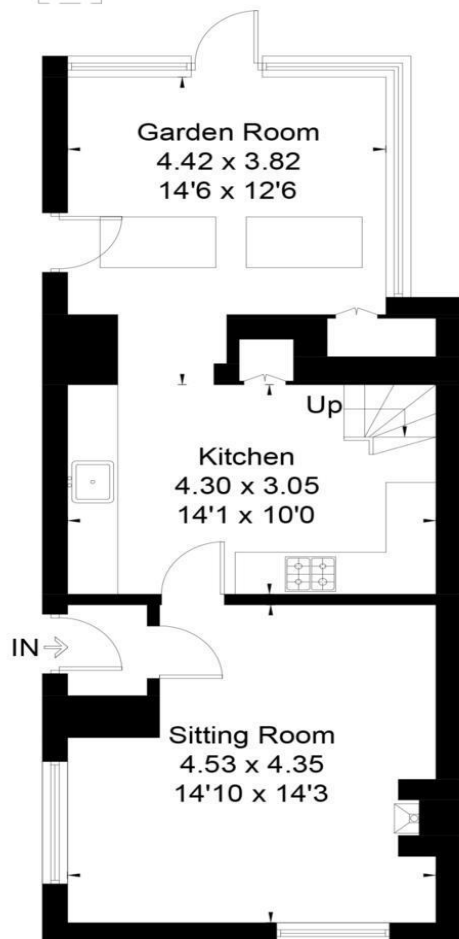
Council Tax Band: D.



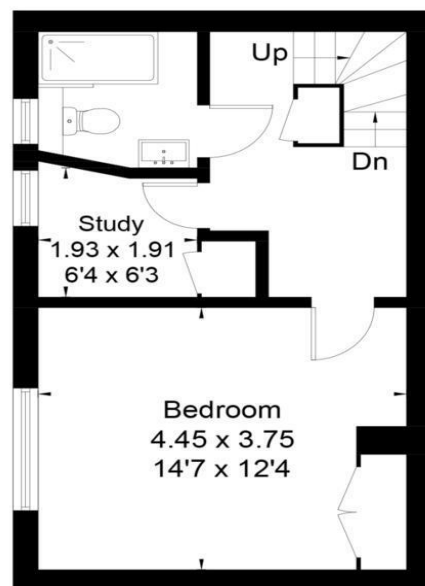
Approximate Floor Area = 114.3 sq m / 1230 sq ft
 Annexe = 23.9 sq m / 257 sq ft
 Workshop / Shed = 11.8 sq m / 128 sq ft
 Total = 150 sq m / 1615 sq ft



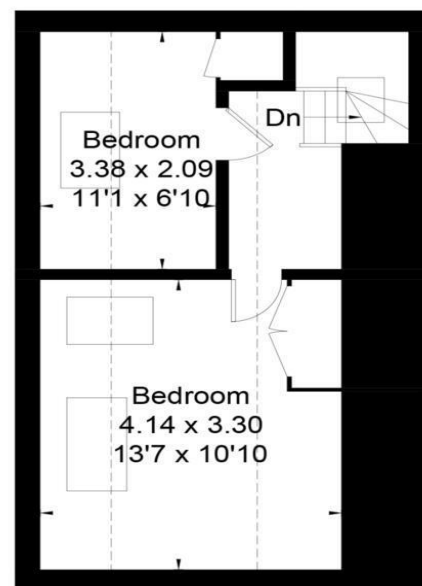
[] = Reduced head height below 1.5m



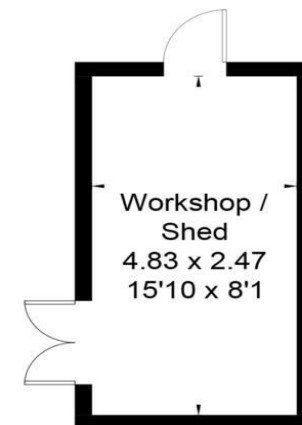
Ground Floor



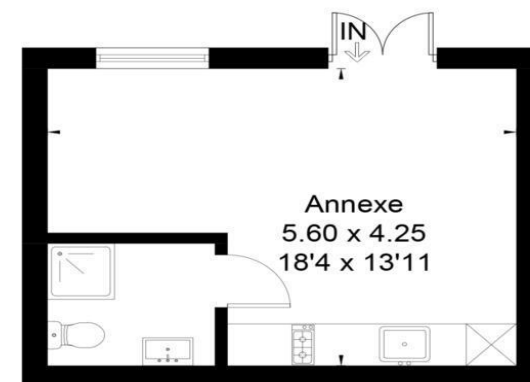
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87560

Marlborough | 01672 552 777 | 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.

Winkworth