



The Granary
Ramsbury, Wiltshire



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A charming house in the centre of the village with off-road parking.

Hall | Kitchen | Utility | Sitting room | Drawing / dining room | Study | Cellar | WC | Bedroom with ensuite | Three further bedrooms | Family bathroom

Patio garden, off-street parking and car charging point

Hungerford 5 miles (London Paddington 70 minutes), Marlborough 7 miles, Swindon 13 miles, J14 M4 8 miles
(Distances and times approximate)



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Situation

The Granary is located in the sought after village of Ramsbury which is surrounded by countryside designated as an Area of Outstanding Natural Beauty.

The village has a shop/post office, doctors' surgery, tennis club and a variety of public houses.

The markets towns of Hungerford and Marlborough offer more extensive shopping and recreational facilities.

Communications are excellent by rail from Swindon or Hungerford with junction 14 of the M4 being less than 15 minutes drive away.

In addition to the well regarded primary school, other popular schools including Pinewood, Dauntseys and Marlborough College.

For Sale Freehold

The Granary is an attached property right in the heart of Ramsbury village.

Located within a conservation area, it has many charming rooms with good ceiling heights.

The house provides versatile accommodation and has been well-maintained by the current owners.

There is an oak entrance hall that leads into the well-appointed kitchen with vaulted ceiling and a brick and flint feature wall. There is an abundance of built-in storage and modern appliances.

The sitting room has bi-folding doors which provides access to the sheltered south-east facing patio garden.

Off the sitting room is an office with working fireplace, perfect for working from home.

The open plan double aspect drawing/dining room has bright bay windows, French doors leading onto a secluded patio, an oak framed staircase and a fireplace.



At the top of the stairs is the first bedroom with double ceiling height and a Juliet balcony overlooking the patio garden.

The principal bedroom has an adjacent shower room. There are two further double bedrooms with built in storage.

Services

Mains water, electricity, gas and drainage.

Local Authority

Wiltshire Council: 0300 456 0100

Postcode

SN8 2QH

EPC

Rating D

Council Tax

Band G

Tenure

Freehold with vacant possession upon completion.

Directions

From Hungerford proceed west on the A4 towards Marlborough for about half a mile, turning right onto the B4192 signposted for Aldbourne, Ramsbury, Chilton Foliat and Littlecote. Pass through the village of Chilton Foliat and continue for about two miles, turning left at the sign for Ramsbury and Axford. On entering the village of Ramsbury, you drive along Newtown Rd, which leads to Scholar's Lane. At the square, cross straight over to Back Lane and The Granary is on your left.

Viewing

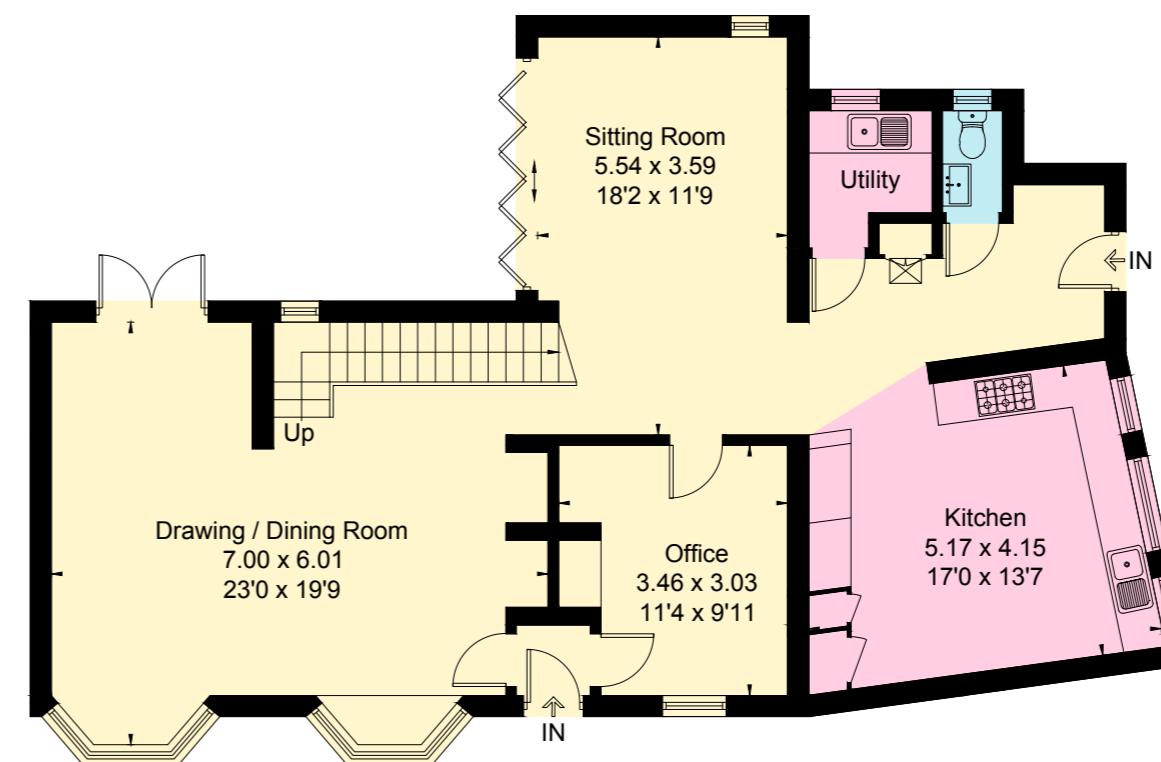
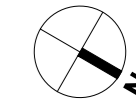
Viewing by prior appointment only with the Agents.



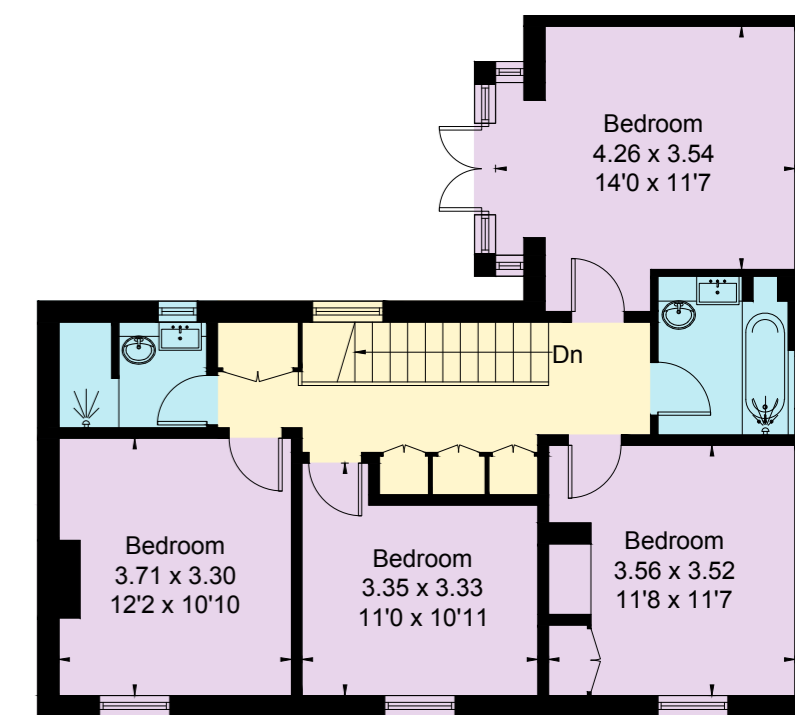
Approximate Gross Internal Floor Area

181.3 sq m / 1951 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Ground Floor



First Floor



Connecting people & property, perfectly.

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