



5 Isles Road
Ramsbury, Wiltshire

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A family home in the centre of Ramsbury,
with off-road parking and countryside views.

Entrance hall | Kitchen | Sitting room | Garage | Cloakroom

Double bedroom with ensuite shower and built in storage | Two further bedrooms | Family bathroom

Garden | Garage | Off-road parking

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



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Situation

5 Isles Road is located in the sought after village of Ramsbury 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 nearby offer more extensive shopping and recreational facilities.

Excellent rail communications from Swindon or Hungerford. Junction 14 M4 less than 15 minutes drive.

The primary school is well regarded and other local schools include Pinewood, Dauntseys, St Johns and Marlborough College.

For Sale Freehold

5 Isles Road is a detached property in the heart of Ramsbury village, set in a quiet cul de sac.

Located within a conservation area, the well maintained house provides versatile accommodation.

From the entrance hall with w.c. cloakroom is the light double aspect sitting room which has access to the garden.

The charming kitchen has rear access to the property through the garden.

On the first floor is a large double bedroom with ensuite shower, with two further bedrooms and a family bathroom.

A loft extension might be possible, subject to the necessary planning permission.

Services

Mains water, electricity, gas and drainage.

Local Authority

Wiltshire Council: 0300 456 0100

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but many be made available by separate negotiation.

Postcode

SN8 2RT

Council Tax

Band F

EPC Rating

Band D

Guide Price

£595,000

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, drive along Newtown Road, which leads to Scholard's Lane. At the square, cross straight over to Back Lane, take Isles Road to your right and the property is on the left past the school.

Viewing

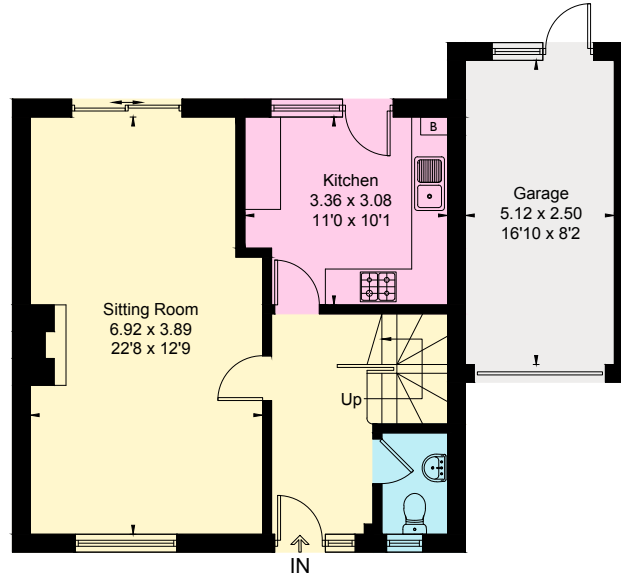
Viewing by prior appointment only with the Agents.

Approximate Gross Internal Area = 98.3 sq m / 1,058 sq ft

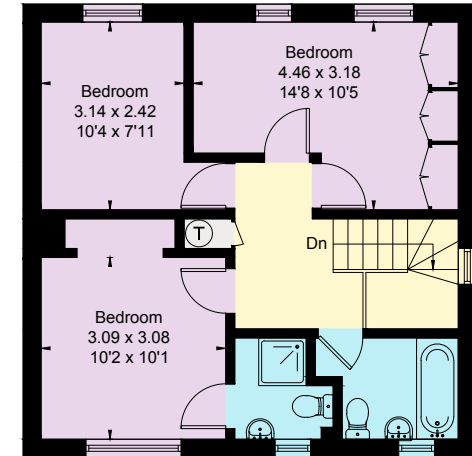
Garage = 12.8 sq m / 138 sq ft

Total = 111.1 sq m / 1,196 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



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