



**Cinnabar Cottage**  
Ramsbury, Wiltshire

# Cinnabar Cottage

Ramsbury, Wiltshire

A charming house in the centre of the village.

Hall | Kitchen | Sitting room | Snug | W.C.

Family bathroom and Three double bedrooms.

Terrace and Garden

On-street parking

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



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## Wiltshire

Cinnabar Cottage is located in the sought-after village of Ramsbury, surrounded by countryside designated as an Outstanding Natural Beauty.

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

The market 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 less than a 15-minute drive away.

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

## For Sale Freehold

As you enter Cinnabar Cottage, you are greeted by a spacious entrance hall that currently serves as a dining room, setting the tone for the rest of the house.

To the left, you will find a double-aspect sitting room featuring a fireplace, large sash windows that flood the room with natural light, and beautiful oak beams that add a touch of elegance.

The snug offers a cosy retreat with French doors open to the garden, providing a seamless indoor-outdoor living experience. Convenient cupboard space under the stairs and a downstairs loo add to the home's functionality.

The kitchen has a range master and ample cupboard space with garden views.

Upstairs, there is a family bathroom. The first double bedroom features built-in storage and large sash windows, while the next has a double-aspect layout.





The final room is a delightful double-aspect space with charming views of the village church, creating a serene atmosphere perfect for relaxation.

Outside, a small terrace and footpath lead to the quaint garden with a side gate providing easy access to the village church, making it a peaceful and picturesque setting for enjoying the outdoors.

## Services

Mains water, electricity, gas and drainage.

## Fixtures and Fittings

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

## Local Authority

Wiltshire Council: 0300 456 0100

## Council Tax

Band D

## EPC Rating

Band E

## Post Code

SN8 2QP

## Directions

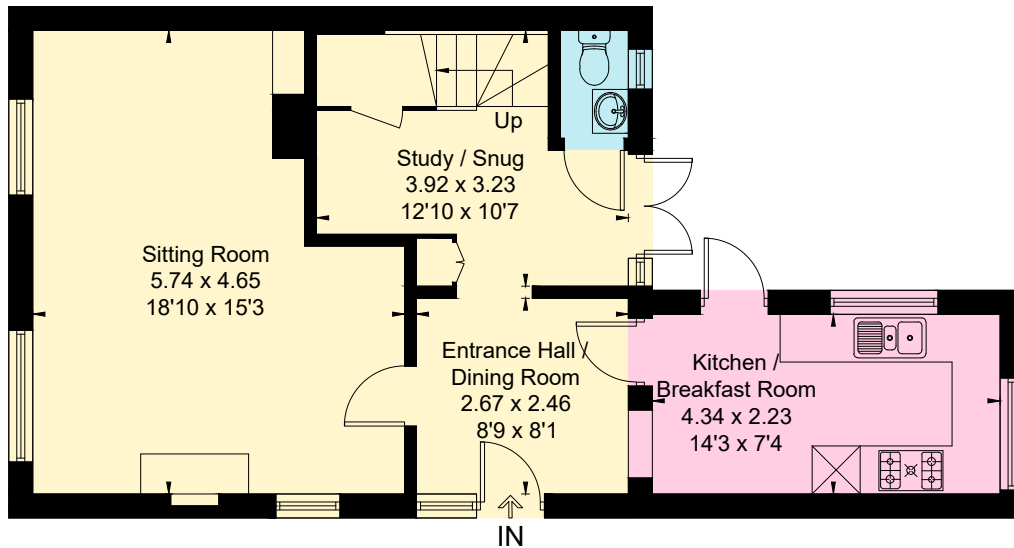
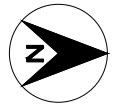
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## Tenure

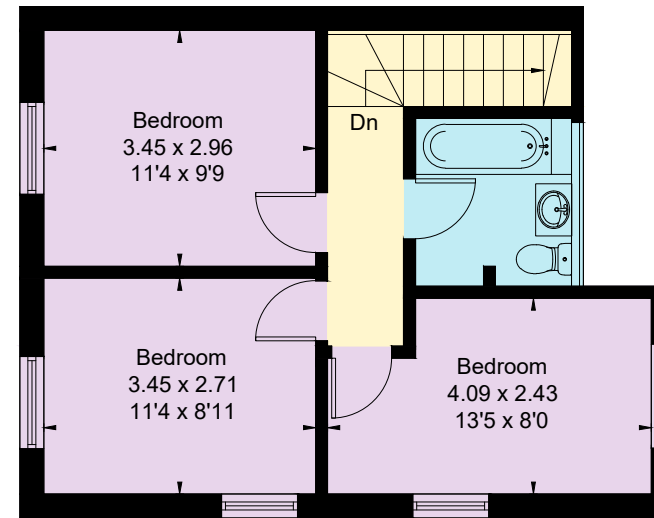
Freehold with vacant possession upon completion.

## Viewing

Viewing by prior appointment only with the agents.



Ground Floor



First Floor

**Approximate Floor Area = 94.8 sq m / 1020 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.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated March 2024. Photographs and videos dated March 2024. Reference: HNG012424097. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.