



Gilwell House  
Ramsbury, Wiltshire



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A charming flint and brick house and former chapel in the heart of Ramsbury with two off-road parking spaces and planning permission for a kitchen/living space extension and internal reconfiguration.

Kitchen | Sitting room | Utility room | Study | Cloakroom | Principal bedroom with ensuite  
Two further double bedrooms | Family bathroom

Terrace | Garden | Summerhouse | Garden shed

Two off street parking spaces

Planning Reference Number: (PL/2024/01516)

Hungerford 5 miles (London Paddington 50 minutes), Marlborough 7 miles, Swindon 13 miles, J14 M4 8 miles  
(Distances and times are approximate)



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## Situation

Nestled in the heart of the sought-after village of Ramsbury on the desirable south side of the high street, this delightful flint and brick home combines character, comfort and modern living. With two off-road parking spaces and planning permission in place, this property offers a perfect balance of convenience and potential.

The village has a shop/post office, doctors' surgery, vibrant tennis, football, cricket and bowls clubs with excellent facilities and a variety of public houses.

The nearby 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 village primary and local secondary schools, other popular schools include Pinewood, Dauntseys and Marlborough College.

## For Sale Freehold

Enter through a charming stable door into the spacious, double-aspect kitchen, complete with a practical utility room to the right and a convenient downstairs cloakroom. The kitchen flows seamlessly into a large hallway, where double doors lead to a generously-sized office featuring built-in shelves.

The expansive panelled sitting room is a standout feature of the home, boasting French doors that open directly onto the patio, creating a perfect spot for alfresco dining and enjoying the tranquil water frontage garden. A gas fireplace adds warmth and charm to this inviting space.

Upstairs, the spacious landing is bathed in natural light from a double-height floor-to-ceiling window. The double aspect principal bedroom offers stunning views of the garden and surrounding countryside, along with an ensuite bathroom and built-in storage for added convenience. The family bathroom includes a separate shower and bath, as well as a useful airing cupboard next door.

Two further large double bedrooms, each with built-in storage, provide ample space for family or guests.







## Outside

The property is set within beautifully maintained south-facing gardens, with a patio and a lawned area perfect for outdoor entertaining. A separate summerhouse with conduits for water, electricity and wifi provides a peaceful retreat. The delightful stream at the bottom of the garden creates a serene and picturesque setting with uninterrupted views over the water meadows surrounding the river Kennet to Springs Hill.

This charming home offers a unique opportunity to enjoy peaceful village life with the added benefit of modern amenities and potential for further development.

Planning permission is in place with designs for a substantial, airy south-facing kitchen/living space extension and internal reconfiguration to include a fourth bedroom with ensuite.

## Services

Mains water, electricity, gas and drainage.

## Local Authority

Wiltshire Council: 0300 456 0100

## Council Tax

Band F

## Postcode

SN8 2PA

## EPC Rating

Band D

## Directions

What3words: ///nerd.inversely.arise

## Tenure

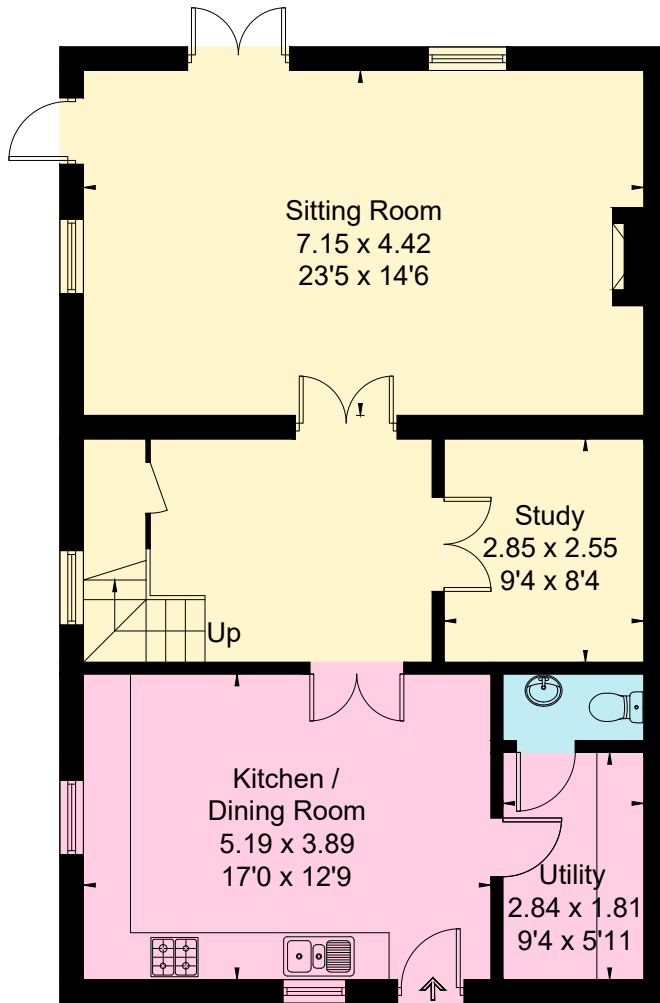
Freehold with vacant possession upon completion.

## Viewing

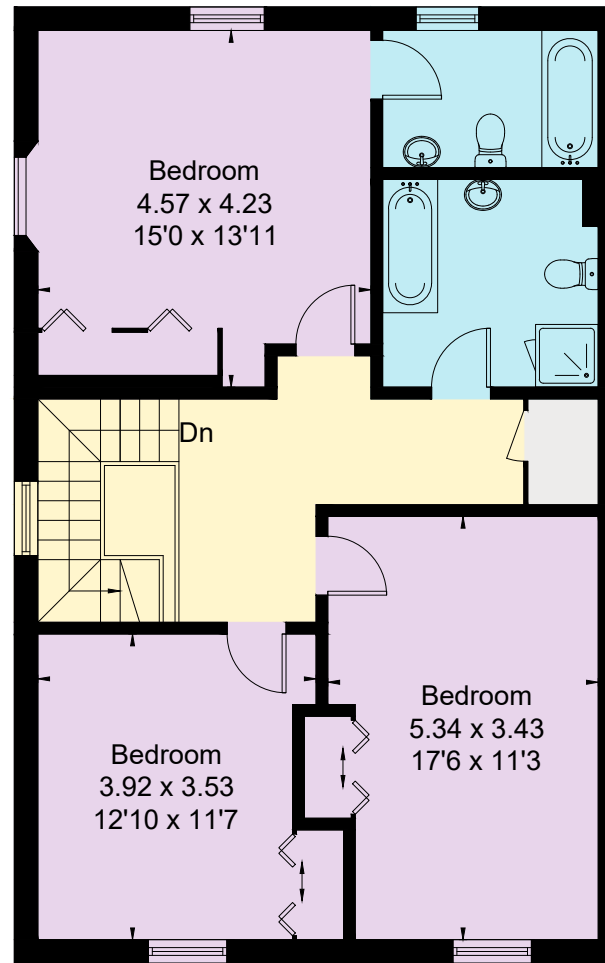
Viewing is only by prior appointment with the agents.

**Approximate Floor Area = 166.3 sq m / 1,790 sq ft**  
**Outbuilding = 3.5 sq m / 38 sq ft (Excluding Shed)**  
**Total = 169.9 sq m / 1,828 sq ft**

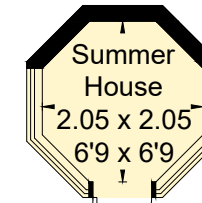
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



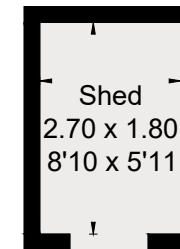
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Connecting people & property, perfectly.**

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