



# NEWTOWN LODGE

Ramsbury, Wiltshire



## A WELL-BALANCED FAMILY HOME ON THE EDGE OF RAMSBURY.

Newtown Lodge combines period charm, generous living space and approximately 5.55 acres of idyllic grounds. With a separate annexe and barn, it offers flexible accommodation in one of Wiltshire's most sought after villages.

### Summary of accommodation

Five bedrooms | Three bathrooms | Three/four receptions

Annexe with shower room | Double garage | Barn | Greenhouse | Shed | Garden

EPC band: D

Local Authority: Wiltshire Council

Council Tax band G

Services: Mains water and drainage. Mains electricity. Oil heating. Photo-voltaic panels providing electricity together with storage battery.

Postcode: SN8 2QD

What3words: //spires.gathering.youthful

Tenure: Freehold

Distances: Hungerford 4 miles (London Paddington from 45 minutes), Marlborough 7 miles,

Swindon 12 miles (London Paddington from 49 minutes), M4 J14 6.5 miles

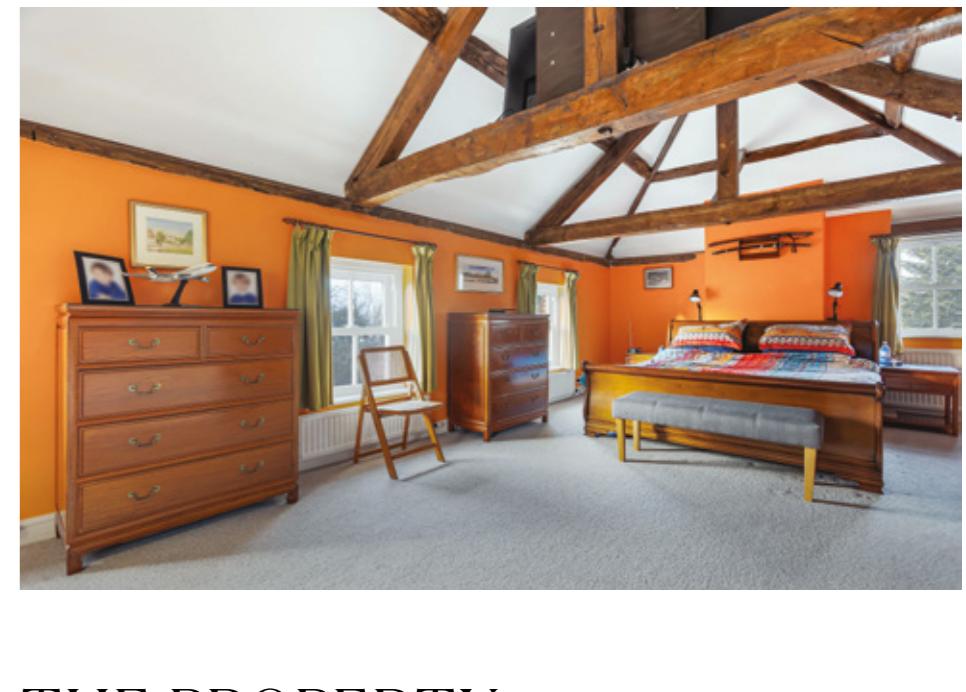
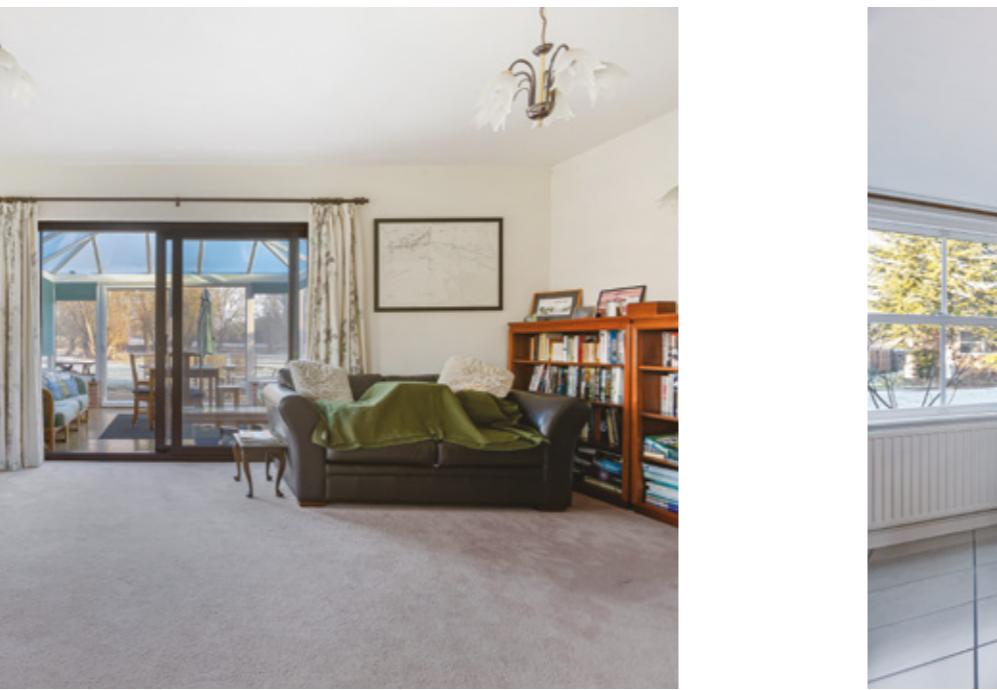
(All distances and times are approximate)

## LOCATION

Newtown Lodge is located on the outskirts of the sought-after village of Ramsbury, situated in the picturesque Kennet valley. The surrounding countryside is designated as an Area of Outstanding Natural Beauty.

The village has a thriving community supported by two shops and a post office, a public house/hotel, primary school, pre-school, doctors' surgery, tennis and football clubs and a superbly equipped recreation centre. Nearby Marlborough and Hungerford, with their weekly markets, vibrant café culture and a variety of popular boutiques, provide a broader range of shopping and recreational facilities. In addition to the well-regarded primary school, other popular schools include Pinewood, Dauntseys, St John's Marlborough and Marlborough College.

Communications are excellent with the M4 (J14) providing access to London and the West Country. Trains from Hungerford to London Paddington take as little as 45 minutes and from Swindon into Paddington about 50 minutes.



## THE PROPERTY

Newtown Lodge is a well-presented family home combining period character with modern comfort. With origins dating back to 1825 and sympathetic later additions from the 1990s, the property offers generous and flexible accommodation extending to approximately 4,388 sq ft, including a separate annexe and barn.

The principal house provides light and well-ranged living space. The accommodation flows naturally, with the conservatory taking full advantage of the wonderful outlook across the gardens. Upstairs, the principal bedroom is a particular highlight, featuring a vaulted ceiling that enhances both volume and character. There are five bedrooms and three bathrooms in total, offering excellent space for family, guests or visiting friends.

A notable feature of Newtown Lodge is the valuable range of ancillary accommodation. The separate annexe provides ideal space for multi-generational living, guest accommodation or a home office, while the barn



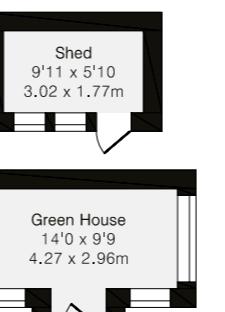
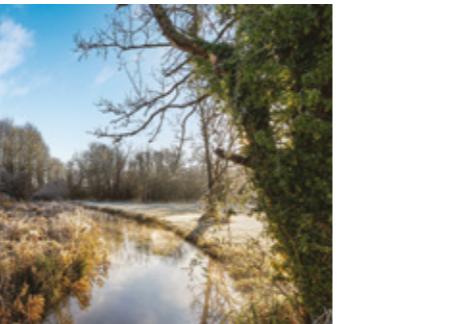
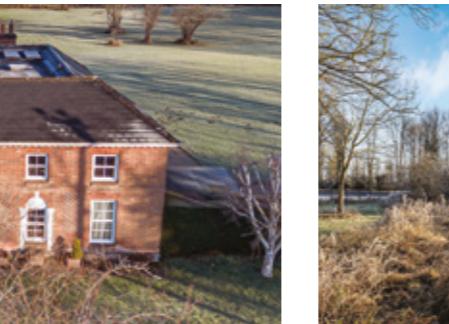
offers excellent storage or further potential, subject to any necessary consents.

The house is approached via a driveway with plentiful parking and is set within approximately 5.65 acres of gardens and grassland. The outdoor space is predominantly laid to lawn with wide, open areas. A charming tributary of the River Kennet runs along the far boundary—an idyllic backdrop.

Newtown Lodge is a well located family home that combines village living with a real sense of space. It is perfectly suited to those seeking a comfortable and connected lifestyle in a highly regarded Wiltshire setting.

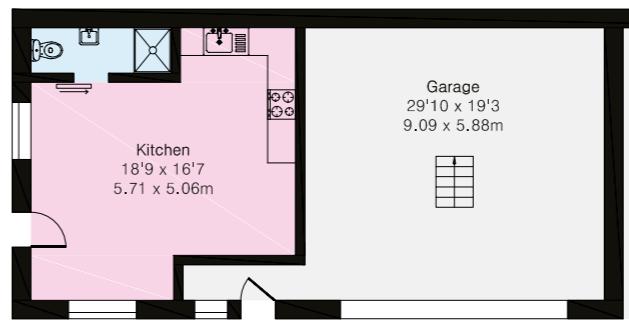
## VIEWING

Viewing by prior appointment only with the Agents.



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Outbuilding



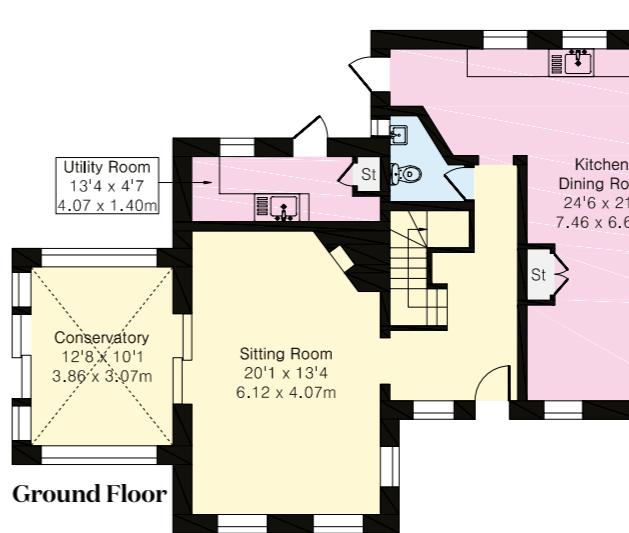
Annexe Ground Floor



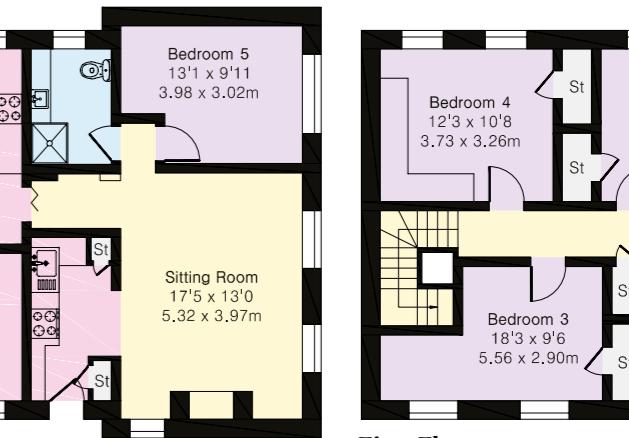
Loft



Barn



Ground Floor



First Floor

Legend:

- Yellow: Reception
- Pink: Bedroom
- Light Blue: Bathroom
- Pink: Kitchen/Utility
- Light Grey: Storage
- Light Green: Outside

Approximate Gross Internal Area = 2634 sq ft - 244 sq m  
(Excluding Annexe, Loft, Barn & Outbuilding)  
Annexe Ground Floor Area 783 sq ft - 73 sq m  
Loft Area 487 sq ft - 45 sq m  
Barn Area 804 sq ft - 75 sq m  
Outbuilding Area 167 sq ft - 16 sq m

This plan is for layout guidance only. Not drawn to scale or to estate agent's standards. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

**Mark Potter**  
01488 682726  
[mark.potter@knightfrank.com](mailto:mark.potter@knightfrank.com)

**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford, RG17 0NF

[knightfrank.co.uk](http://knightfrank.co.uk)

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