



**PRESTON,
RAMSBURY**

Carter Jonas

THE COACH HOUSE, PRESTON, RAMSBURY, MARLBOROUGH, WILTSHIRE, SN8 2HF

AMENITIES

- 3 bedrooms
- 1 bathroom
- 999 square feet
- Very good decoration
- Period property
- Driveway parking
- Rural positioning
- Sought-after village

DESCRIPTION

The Coach House offers beautifully arranged and highly versatile accommodation, thoughtfully designed to create a bright and welcoming living environment. At the heart of the home is a superb open-plan kitchen/breakfast room, ideal for both everyday family living and entertaining. This sociable space flows effortlessly into the sitting room, providing a comfortable and inviting area in which to relax, while a conveniently located cloakroom enhances practicality.

Both the kitchen and the sitting room benefit from direct access to terraces, creating a seamless connection between indoor and outdoor living. These terraces provide the perfect setting for al fresco dining or simply enjoying the tranquillity of the surrounding countryside.

The property offers three well-proportioned bedrooms. On the ground floor, a flexible bedroom provides an excellent option for guests or alternatively could be adapted as a home office or study. Upstairs, two further bedrooms feature striking vaulted ceilings, adding character and a sense of space, and are served by a well-appointed family bathroom.

OUTSIDE

Outside, a pair of traditional five-bar gates opens onto a gravelled parking area, providing ample space and a welcoming approach to the property. The delightful garden extends to approximately 0.29 acres and enjoys a wonderful sense of peace and seclusion.

Beautifully established, the garden features an orchard area alongside a diverse selection of mature trees, creating both interest and seasonal colour throughout the year. A picturesque bourne runs along the western boundary.

GUIDE PRICE: £550,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

A STUNNING, BEAUTIFULLY PRESENTED THREE BEDROOM COTTAGE SITUATED IN A DELIGHTFUL RURAL POSITION, CLOSE TO THE SOUGHT-AFTER VILLAGES OF RAMSBURY AND ALDBOURNE.



SITUATION

The Coach House is situated in Preston, a charming hamlet nestled between the sought-after villages of Ramsbury and Aldbourne. Ramsbury offers a wide range of amenities, including several local shops, The Bell public house and café, a healthcare practice, and an outstanding Ofsted-rated primary school. Aldbourne, just over a mile away, also provides a variety of facilities.

Close by, the market town of Hungerford retains its traditional character and is renowned for its excellent selection of independent boutiques and antique shops, alongside additional amenities and a supermarket. The larger towns of Marlborough and Swindon are within easy reach, offering an extensive choice of shopping, dining, and leisure facilities.

The property is ideally positioned for excellent transport links and schooling, with direct trains from Hungerford to London Paddington taking approximately 60 minutes. Alongside the village schools in Ramsbury and Aldbourne, the surrounding area features a number of highly regarded schools, including Pinewood, Marlborough College, St John's, and Dauntsey's.

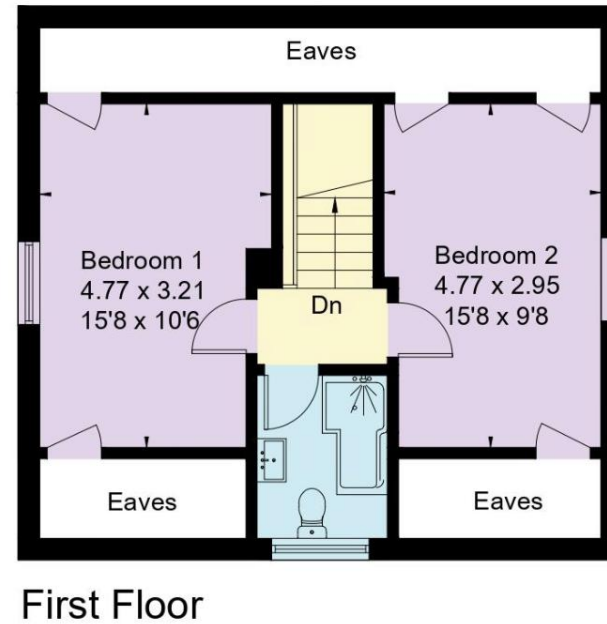
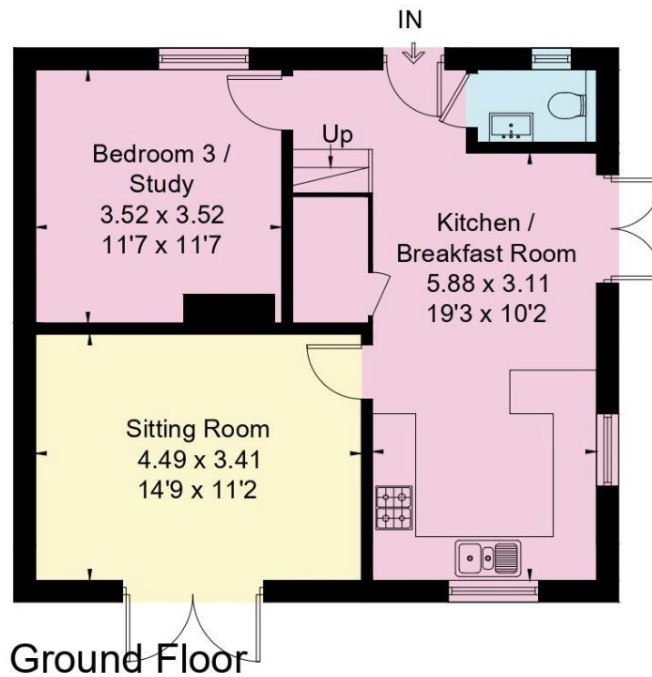




SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, gas fired central heating.
- Council tax band: D
- Energy efficiency rating: C
- Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

Approximate Floor Area
Coach House = 92.8 sq m / 999 sq ft



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