

HIGH STREET,
RAMSBURY

Carter Jonas

MALT COTTAGE, 44 HIGH STREET, RAMSBURY, SN8 2QP

A CHARMING FOUR-BEDROOM PERIOD HOME, SET IN THE DESIRABLE VILLAGE OF RAMSBURY.



KEY FEATURES

- Attractive period village house
- Four bedrooms, one bathroom, and one en-suite shower room.
- Principal bedroom with en suite
- Spacious sitting room and separate dining room
- Kitchen with adjoining utility/cloakroom
- Flexible accommodation ideal for family living or home working
- Centrally positioned within the highly desirable village of Ramsbury

SITUATION

Malt Cottage is located on the High Street in the heart of Ramsbury. Ramsbury is a well-regarded Kennet Valley village with an active village community which offers good day-to-day amenities with various shops, pubs, a health care practice, and an excellent primary school. The market towns of Marlborough and Hungerford are close at hand, whilst the larger commercial centre of Swindon is 12 miles away. The M4 motorway can be accessed at Junction 15 (about 12 miles) and there are trains to London Paddington from Swindon, Great Bedwyn and Newbury. The surrounding downland countryside is designated as an 'Area of Outstanding Natural Beauty' and numerous footpaths and bridleways surround the village. The area is well served by private schools, including Pinewood, Steppingstone, Marlborough College, Downe House and St Mary's Calne and local schools such as St Johns School in Marlborough.

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DESCRIPTION

Occupying a central position within the highly regarded village of Ramsbury, Malt Cottage offers well-balanced accommodation, combining characterful proportions with practical family living.

The ground floor is arranged around a welcoming sitting room of excellent scale, enjoying an abundance of natural light and providing an ideal space for both everyday living and entertaining. Beyond, a generous dining room forms the heart of the home, linking seamlessly to the kitchen and creating a natural flow throughout the principal reception areas. The kitchen is well positioned to the rear of the property overlooking the rear garden and is complemented by a useful utility room and cloakroom.

The first floor provides four bedrooms arranged around a central landing. The principal bedroom benefits from an en suite shower room, whilst the remaining bedrooms are served by a family bathroom. The layout offers flexibility for modern family requirements, with the fourth bedroom equally suitable as a home office or nursery.

The property retains much of its period charm and presents an excellent opportunity for purchasers seeking a character home within a thriving village community. Ramsbury is widely recognised for its picturesque High Street, excellent amenities, highly regarded primary school, public houses and extensive countryside walks, whilst offering convenient access to Marlborough, Hungerford and direct rail services to London Paddington from nearby stations.

Outside

Malt Cottage has a lovely cottage garden which is mainly laid to lawn with mature borders featuring an array of shrubs and plants. A paved area provides a lovely spot for seating and there is side access to the High Street.













SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Gas central heating
- Council tax band: E
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details

GUIDE PRICE £550,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



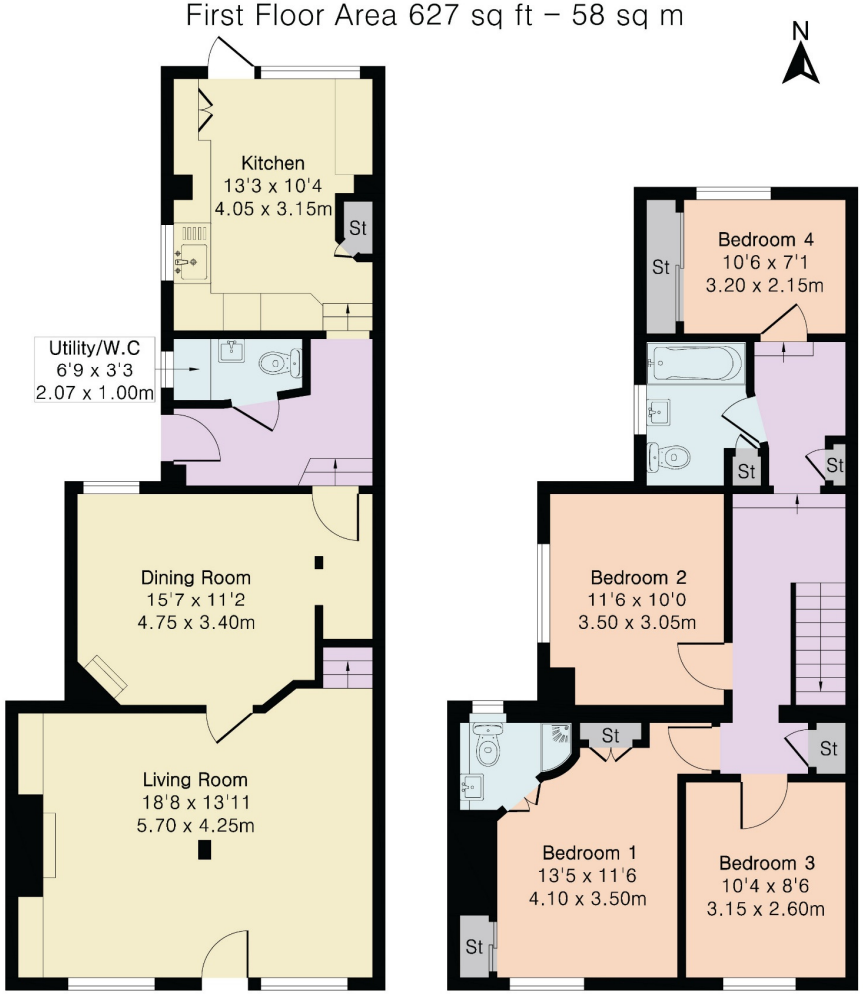




Approximate Gross Internal Area 1298 sq ft - 120 sq m

Ground Floor Area 671 sq ft – 62 sq m

First Floor Area 627 sq ft – 58 sq m



Ground Floor First Floor

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