



4 Severalls, Ham Spray Road,
SN8 3QU

Carter Jonas

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A 3 BED SEMI DETACHED HOUSE IN A TRULY IDYLIC POSITION, ON THE OUTSKIRTS OF A PREMIUM VILLAGE SET IN A PLOT OF JUST UNDER 0.25AC!

AMENITIES

- Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Garden
- Driveway parking
- Workshop
- Highly sought-after village
- No onward chain

SITUATION

Ham is a sought after village located approximately three and a half miles to the south west of Hungerford, and seven miles to the south east of Marlborough on the Wiltshire/Berkshire borders. The village benefits from a Church and the award winning Crown and Anchor gastropub with accommodation. Nearby Shalbourne has a church, public house and post office with village store/cafe.

Ham has a thriving community and is set in an Area Of Outstanding Natural Beauty and Conservation Area. Communications are good with the M4 motorway at Junction 14 being about 7 miles to the north. Mainline railway stations are available at Hungerford with regular services to Paddington from just under an hour or Andover offering a service to Waterloo at just over.

Various sporting amenities are available in the area including golf at Marlborough or Newbury, racing at Newbury or walking or riding on the various footpaths and bridleways in the surrounding countryside.

The property is well placed for a range of local schooling options. Primary schools in the area include Inkpen Primary School, Great Bedwyn Church of England School, Hungerford Primary School and Kintbury St Mary's C.E. Primary School. For secondary education, nearby options include John O'Gaunt School, with further well-regarded schools available in Newbury such as St Bartholomew's School and Park House School, as well as St. John's School in Marlborough. Independent schooling in the wider area includes Marlborough College, Cheam, St Gabriel's & Downe House

DESCRIPTION

A three bedroom semi detached house, believed to be of brick elevations relieved by harled upper floor, in need of modernisation throughout, offering a perfect opportunity to extend (stpp) and make a truly beautiful home in a truly beautiful location.



OUTSIDE

A gated drive, leading to a single garage, with workshop behind, opening onto an enormous garden, mainly laid to lawn, with the most glorious & far reaching views over classic English farmland. In all approx 0.25ac.

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, Mains Drainage, Night Storage Heating
- Council tax band: D
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for more details

GUIDE PRICE: £250,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data



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