



WHITTONDITCH ROAD,
RAMSBURY

Carter Jonas

48 WHITTONDITCH ROAD, RAMSBURY, MARLBOROUGH, SN8 2PY

KEY FEATURES

- Semi-detached house
- Set back from the road
- Edge of the highly sought-after village of Ramsbury
- Scope to extend, subject to the necessary consents
- Dual-aspect reception room
- Kitchen and separate utility room
- Two double bedrooms with attractive south-facing views
- Family bathroom
- Useful loft room, ideal as a study, home office or hobby room
- Enclosed gardens to front and rear
- Ample off-street parking
- No onward chain

A SPACIOUS TWO-BEDROOM HOUSE LOCATED ON THE EDGE OF THIS SOUGHT-AFTER VILLAGE WITH GENEROUS GARDENS AND SUPERB POTENTIAL TO EXTEND, SUBJECT TO OBTAINING THE NECESSARY CONSENTS.



SITUATION

48 Whittonditch Road is situated on the edge of the popular village of Ramsbury. The surrounding countryside is designated as an Area of Outstanding Natural Beauty and is well-served by numerous footpaths and bridleways. The village is well known for its many houses of architectural and historic interest and is set within The Kennet Valley near to the Berkshire/Wiltshire border. Within walking distance of the property are many local facilities including the village shop, post office, tennis club, library, doctor's surgery and the well regarded pub, The Bell Inn.

A large range of shopping, educational and recreational facilities are available in the market towns of both Hungerford (4.5 miles) and Marlborough (6 miles). Schooling in the area is well-regarded including Ramsbury pre-school and Ramsbury primary school. Other schools include Marlborough College, St John's Marlborough, St Mary's Calne, St Gabriel's Newbury and Pinewood near Swindon. Regular trains can be found at Hungerford or Swindon, taking approximately 65 minutes and 58 minutes respectively.

DESCRIPTION

48 Whittonditch Road is a two-bedroom semi-detached house situated on the edge of the highly sought-after village of Ramsbury. While the property would now benefit from updating throughout, it presents an excellent opportunity for a purchaser to create a superb family home tailored to their own tastes and requirements.

A spacious dual-aspect reception room, with fireplace and gas fire, enjoys pleasant views over both the front and rear gardens creating a light and welcoming living space. Opposite, the kitchen is fitted with a range of wall and base units and offers scope for modernisation. Beyond the kitchen is a useful cloakroom and separate utility room, which provides access to the rear garden.

Stairs rise from the kitchen to the first floor, where there are two well-proportioned double bedrooms, both enjoying built-in wardrobes and attractive south-facing views. These are served by a well-proportioned family bathroom. A further staircase leads to the top floor, where a versatile loft room provides excellent additional space, ideal for use as a home office, study, or hobby room.

Like others have already done on the road, the house offers significant potential for enlargement with scope to extend both upwards and outwards, subject to the necessary planning consents.

OUTSIDE

The gardens are a particular feature of the property. To the front, a generous lawned garden is well enclosed, providing an excellent degree of privacy while enjoying a desirable south-facing aspect.

The rear garden offers further outdoor space and presents a wonderful blank canvas for a purchaser to create a stunning landscaped garden to suit their own tastes. In addition, there is ample off-street parking located to the rear of the garden.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating
- Council tax band: C
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website
- What3Words - [///eagle.sliders.stickler](https://www.what3words.com/).

GUIDE PRICE £295,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





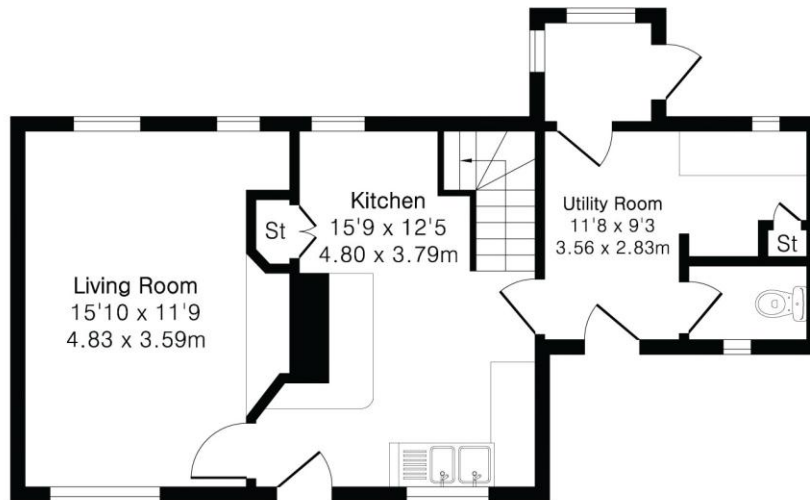
Classification L2 - Business Data

Approximate Gross Internal Area 1168 sq ft - 108 sq m

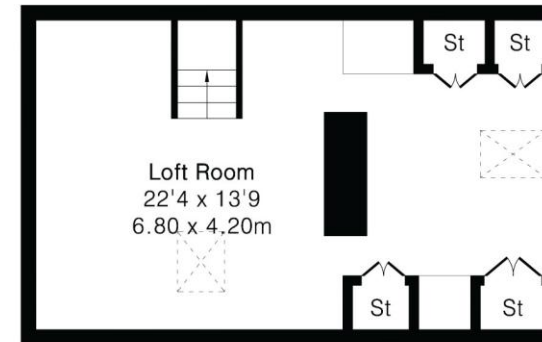
Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 360 sq ft – 33 sq m

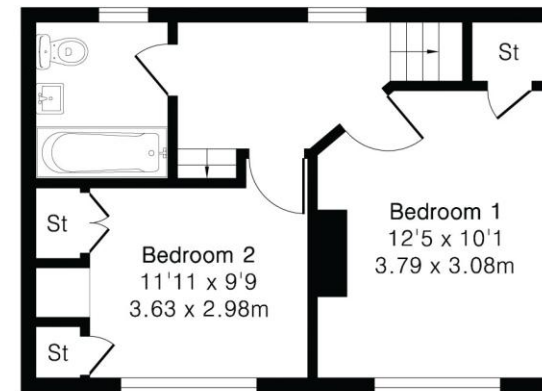
Second Floor Area 313 sq ft – 29 sq m



Ground Floor



Second Floor



First Floor

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