



THE BARN

WHITTONDITCH, RAMSBURY, WILTSHIRE, SN8 2QA

Russell Marshall
Estate Agents



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Situation

The Barn is perfectly situated in an area of outstanding natural beauty yet just ten minutes drive from Hungerford Mainline Railway Station with links to London Paddington in less than one hour. The immediate area is renowned for its beautiful country walks and wildlife. A footpath on the opposite side of the road leads directly into Ramsbury Village. The Village has a highly regarded primary school and doctors surgery, a post office/shop and 'The Bell at Ramsbury' has an excellent reputation as a village pub and restaurant. Ramsbury is designated as being in an area of outstanding natural beauty, well known for its pretty water meadows and the chalk stream River Kennet. There are plenty of nearby footpaths and bridleways to enjoy. The neighbouring market towns of Marlborough and Hungerford offer additional facilities.

Guide Price £1,075,000

M4 (Junction 14) approximately 8 Miles

Hungerford approximately 5 Miles with Mainline Railway station to London Paddington (1 Hour)

Marlborough approximately 7 Miles

- Freehold
- Detached
- Barn Style House
- Double Height Atrium Hallway
- Cloakroom/W.C
- Double Aspect Drawing Room
- Fabulous Bespoke Handmade Kitchen
- Dining Room
- Utility Room
- Play Room/Study
- Five Bedrooms
- Two En-Suite
- Family Bathroom
- Plot Approaching 0.5 Acres
- Garage
- Large Driveway
- Glorious Rural Views and Walks
- Approximately 2500sqft of Living Accommodation
- Ground Source Heating
- Under Floor Heating



The Property

A stunning detached Barn Style house occupying a wonderful location on the edge of rolling countryside yet just ten minutes drive from Hungerford Mainline Railway Station.

This beautifully designed home is less than a year old and has been finished to an exceptionally high standard with great attention to detail.

Visitors are greeted in an impressive Hallway with a fabulous double height Atrium that floods the room with natural light and leads to all the principal rooms. The accommodation includes a double aspect Drawing Room with a large central fireplace housing a Parkray Wood Burner and gorgeous light oak flooring. The jewel in the crown of this lovely home is undoubtedly the fabulous open plan Kitchen/Dining Room with its bespoke handmade cabinetry complimenting the granite and oak work surfaces and butlers style sink. The Kitchen includes a central island and breakfast bar with wine cooler below and numerous high quality integrated appliances. Subtle lighting and soft tones give the room a welcoming atmosphere with french doors from the Dining area linking seamlessly to the rear garden and outdoor entertaining area. The Kitchen is served by an equally high specification Utility Room.

Also on the ground floor, a smart home Office/Play Room and a Cloakroom/W.C.

Upstairs, the galleried landing leads to five well proportioned Bedrooms served by two sumptuous En-Suite Bath/Shower Rooms and a large main Bathroom.



The luxurious main Bathroom would rival any five star hotel and includes a large double ended bath that enjoys views of rolling countryside, making it the perfect place to relax and unwind. In addition, there are 'his and hers' basins set into carrara worktop with handcrafted cabinets beneath, separate shower cubicle and matching W.C and bidet.

The property comes with almost 10 years NHBC warranty and benefits from a very high code 4 standard of insulation coupled with the latest Grants eco friendly air source heat pump to achieve a very desirable eco standard.

Outside

Front

An electric five bar gate opens onto a wide gravelled driveway which sweeps round in front of the Barn and provides parking space for several cars. Integral Garage with electric roller door, power and light. Side access pathway to rear garden. Neatly lawned front garden.

Rear

The attractive rear garden includes two large York stone sun terraces and expansive lawns interspersed with ornamental trees and laurel hedging borders. At the far end of the garden is a substantial timber built workshop with power. There are wonderful views of the surrounding countryside from the rear garden.





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