



**SADDLESTONES, 89 HIGH STREET  
RAMSBURY**

**Carter Jonas**



# SADDLESTONES, 89 HIGH STREET, RAMSBURY, SN8 2QN.

## AMENITIES

- Kitchen/Dining Room
- Utility Room
- Study
- Sitting Room
- Four Bedrooms
- Main Bedroom with Ensuite
- Large garden
- Rural Views and River Frontage

## SITUATION

Saddlestones is located 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.

## DESCRIPTION

Set back from the road, Saddlestones is a charming and characterful four-bedroom, end of terrace house located in the highly sought-after village of Ramsbury benefiting from a generous sized rear garden with river frontage.

The property is double fronted and comprises of red brick elevations under a tiled roof relieved by wooden framed windows. The house offers spacious living areas including two main reception areas with fireplaces featuring wood burning stoves and an open plan kitchen/dining room opening out onto the rear garden. There is also a study, utility room and cloakroom completing the downstairs accommodation.

The four bedrooms are all a good size, with the main bedroom ensuite overlooking the rear garden and the river beyond. The second ensuite bedroom is to the top floor and is currently being utilised as a playroom. The two further bedrooms are served by the well-appointed family bathroom.

## A BEAUTIFUL, CHARACTER FILLED, GRADE II LISTED, FOUR BEDROOM FAMILY COTTAGE LOCATED IN THE SOUGHT-AFTER VILLAGE OF RAMSBURY WITH RIVER FRONTAGE.



## OUTSIDE

The property sits in a large plot with a flagstone patio and lawn reaching the river Kennet at the foot of the garden from where you can enjoy open rural views. Mature Trees, shrubs and flower beds flank the garden on both sides adding colour throughout the seasons. There is side access to the garden via a shared path.

**TENURE** Freehold

**EPC BAND** D.

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





# Saddlestone

Approximate Gross Internal Area = 207 sq m / 2228 sq ft

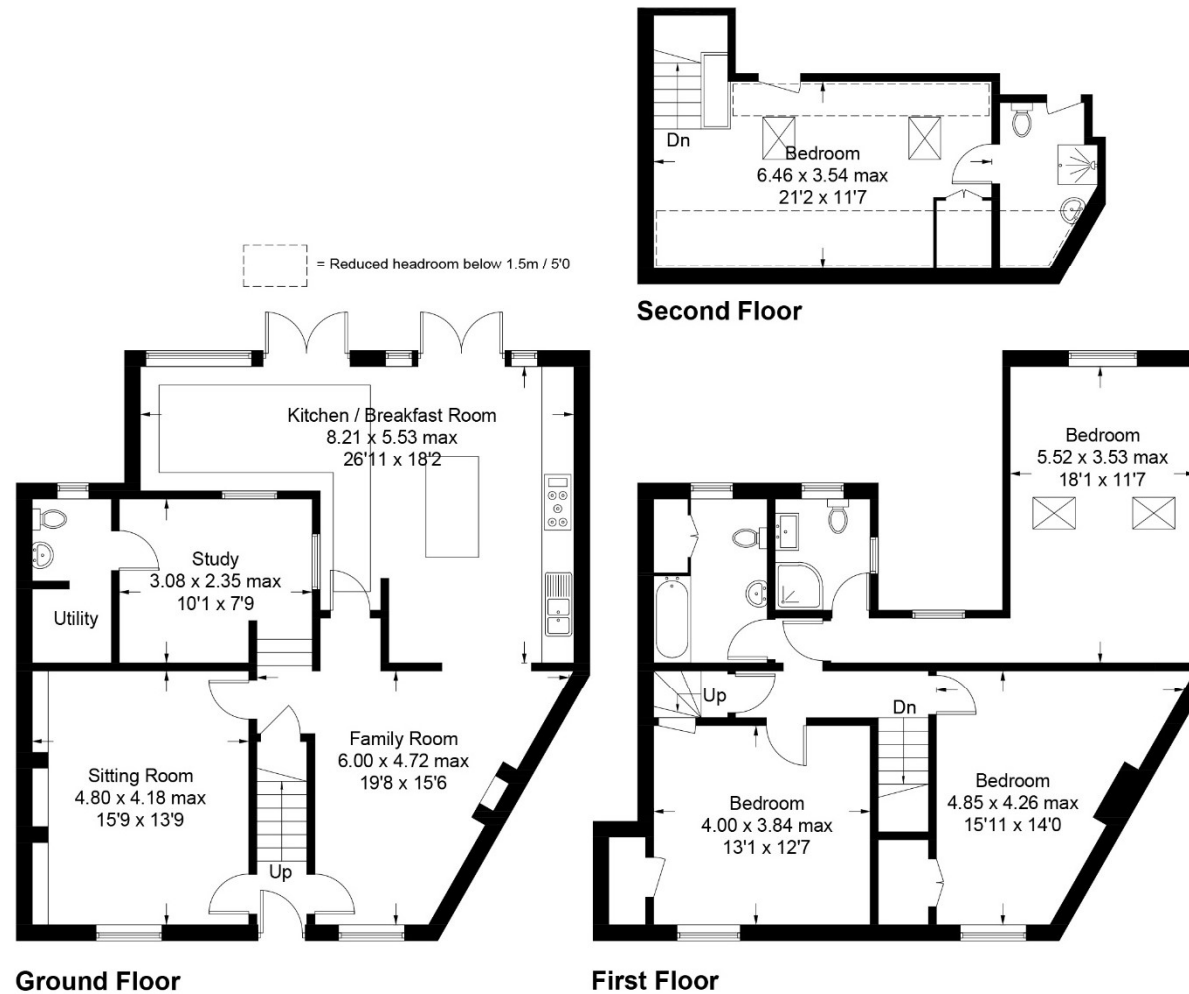


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID917318)

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Classification L2 - Business Data