



**DYERS YARD,
RAMSBURY**

Carter Jonas

4 DYERS YARD, RAMSBURY, SN8 2QU

A BEAUTIFUL PERIOD COTTAGE, SET JUST OFF THE HIGH STREET OF RAMSBURY, WITH POTENTIAL TO EXTEND.

AMENITIES

- Period Cottage
- Kitchen
- Sitting room
- Two Double Bedrooms
- Family Bathroom
- Cottage Garden
- Studio/Home Office
- Parking

SITUATION

4 Dyers Yard is located just off 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.

DESCRIPTION

4 Dyers Yard is an appealing and most attractive period cottage of red brick elevations, under a tiled roof, quietly tucked away just off the High Street.

The property is full of charm and warmth with exposed brick, beams and an open fireplace to the sitting room. The kitchen/breakfast room is of generous proportions being large enough to fit a dining table and has views over the rear garden. There is also a cloakroom downstairs.

Upstairs there are two double bedrooms which are served by the newly fitted family bathroom.

The property would make an ideal first-time buyer purchase, pied-à-terre or as a rental investment.

There is opportunity to extend the property and there is approved lapsed planning permission for a two-storey rear extension (planning ref: 18/11497/FUL).



OUTSIDE

To the front of the property is a small lawned garden which is enclosed by mature trees and stone walling and is a lovely quiet spot to enjoy your morning coffee. A wooden gate provides access to the rear garden, which is a lovely mature cottage garden full of an array of flower and shrubs to the borders providing interest throughout the seasons. The main area of garden is laid to lawn and a paved area provides seating for alfresco dining in the evenings. To the end of the garden is a purpose-built studio which is fully insulated and has mains electric and Wi-Fi and could be utilised as a home office. It also has an adjoining storage area for gardening items. The property benefits from parking for one car and there is a further storage area by the parking which can be used for bicycles and offers scope to be modified.

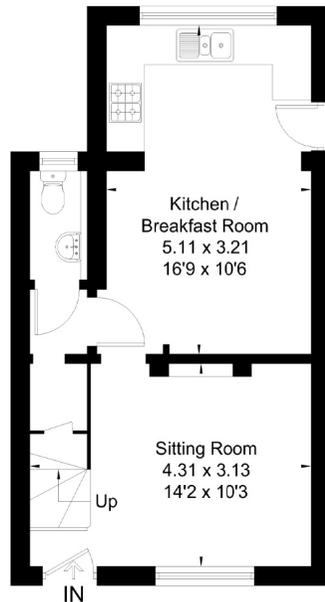
GUIDE PRICE: £425,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

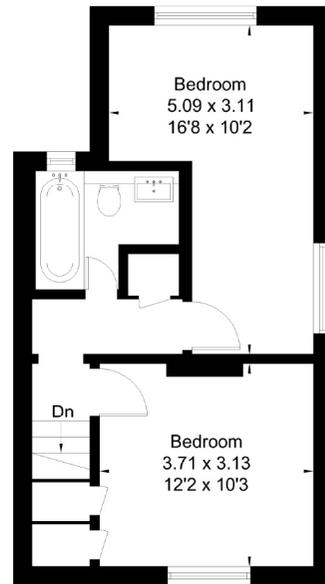


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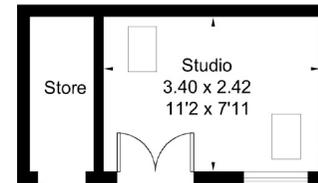
Dyers Yard, Ramsbury, Marlborough, SN8
Approximate Area = 737 sq ft / 68.5 sq m
Outbuilding = 117 sq ft / 10.9 sq m
Total = 854 sq ft / 79.4 sq m



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating.
- Council tax band: C
- Energy efficiency rating: TBC
- Please note there is a Chancel charge associated with the property
- Broadband and mobile coverage. Please refer to Ofcom website



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #68841

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