



RAMSBURY,  
MARLBOROUGH

Carter Jonas



**WESTFIELD FARMHOUSE, MILL LANE,  
RAMSBURY, MARLBOROUGH, WILTSHIRE,  
SN8 2RE**

**KEY FEATURES**

- Not Listed
- Attractive detached farmhouse
- Prime location in the village
- Walking distance to amenities
- Peaceful setting just off the High Street
- Over 2,500 sq ft of accommodation
- Six bedrooms (three bathrooms)
- Three reception rooms
- Spacious farmhouse kitchen
- Aluminium double-glazed windows and external doors throughout
- South-facing gardens - c0.51 acres in all
- A working well is located at the front of the property
- Driveway parking for numerous vehicles
- Detached double garage with potential for Annexe

**SITUATION**

Westfield Farmhouse is situated on a quiet, no through road 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.

**AN IMPRESSIVE SIX BEDROOM DETACHED FARMHOUSE LOCATED IN A PRIME  
LOCATION IN THE SOUGHT-AFTER VILLAGE OF RAMSBURY.**





## DESCRIPTION

Tucked away in a peaceful position just off the High Street in the highly sought-after village of Ramsbury, this attractive detached farmhouse offers over 2,500 sq. ft of beautifully proportioned accommodation, perfectly suited to modern family living.

Set within generous south-facing grounds extending to approximately 0.51 acres, the property enjoys a wonderful sense of privacy and tranquillity while remaining within easy reach of the village's amenities. The house blends charming character with versatile living space, featuring three impressive reception areas including a substantial dining room with Jotul woodburner, a welcoming reception room and expansive garden room (with underfloor heating) overlooking the gardens.

At the heart of the home is a spacious, dual-aspect kitchen/breakfast room which is well appointed with an excellent range of built-in storage and integrated appliances, along with ample space for a dining table. With doors to both the front and rear, this room benefits from an abundance of natural light.

The property offers six bedrooms in total, providing flexible and versatile accommodation. A particularly useful ground-floor bedroom benefits from its own ensuite shower room, making it ideal for visiting guests or multi-generational living. Equally, this space could be adapted to serve as a comfortable home office, hobby room or be reconfigured as a practical boot room and utility space.

Upstairs, the principal bedroom enjoys views out over the garden and benefits from the adjacent bathroom. There are four further bedrooms on the first floor (three doubles and a single) all of which are served by the family bathroom.

## OUTSIDE

The property is approached via Mill Lane, where a gravel driveway leads to an extensive parking area providing space for numerous vehicles. A detached double garage offers further parking and additional storage and, subject to the necessary consents, may present scope for conversion into an annexe or ancillary accommodation.

The delightful south-facing gardens are a particular feature of the property, extending to approximately 0.51 acres and providing a wonderful sense of space, privacy and tranquillity.

Predominantly laid to lawn, the gardens are interspersed with a variety of mature specimen trees, established shrubs and well-stocked borders, creating an attractive and verdant setting throughout the seasons. A generous gravel terrace immediately adjoining the house offers the perfect spot for outdoor entertaining while enjoying the sunny southerly aspect and attractive outlook across the grounds. A stream flowing from the Kennet Mill Stream forms the southern boundary of the garden, with the River Kennet situated at the bottom of the lane.









## SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

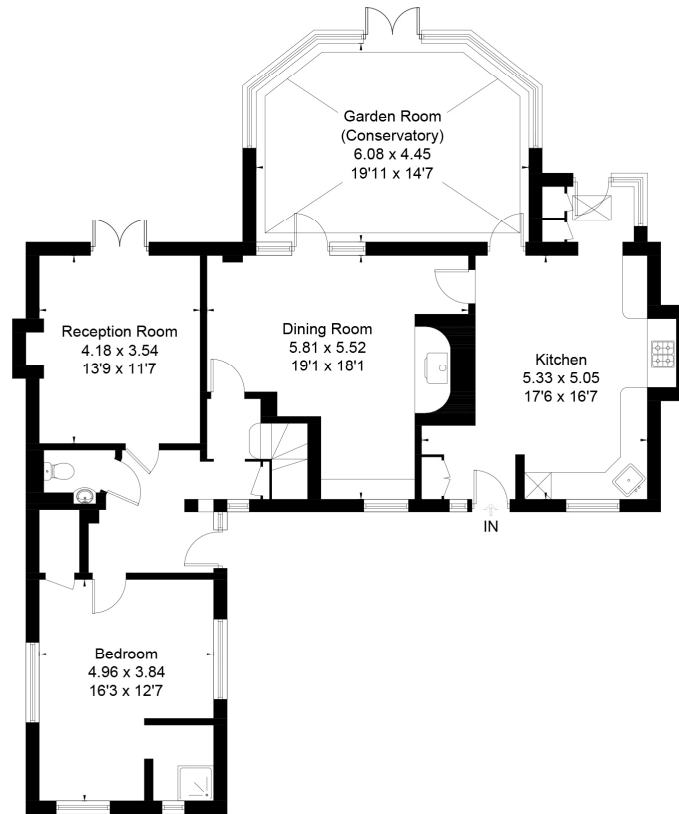
**GUIDE PRICE** £1,650,000 subject to contract

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

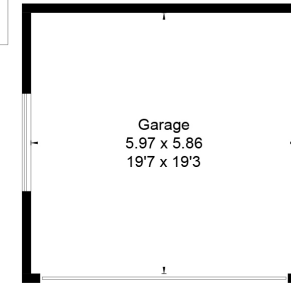




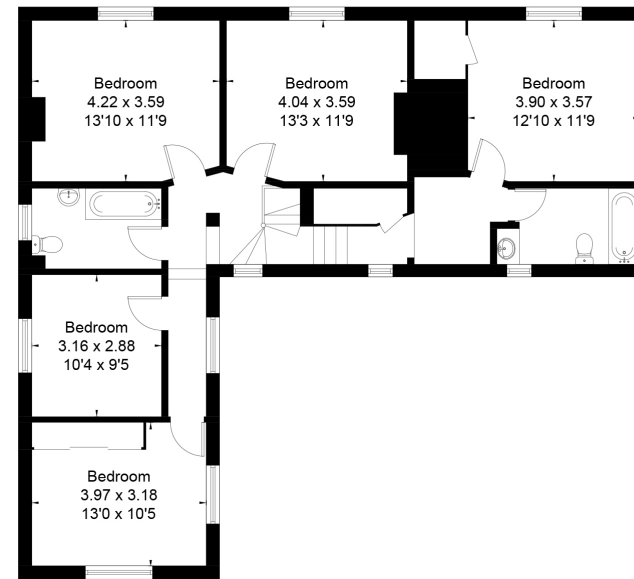
Mill Lane, Ramsbury Marlborough, SN8  
Approximate Area = 2515 sq ft / 233.7 sq m  
Garage = 374 sq ft / 34.8 sq m  
Total = 2889 sq ft / 268.5 sq m



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



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 #111703

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**Marlborough 01672 514 916**

93 High Street, Marlborough, SN8 1HD

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