



Fabulous setting!
Guide Price £1,600,000

Winkworth



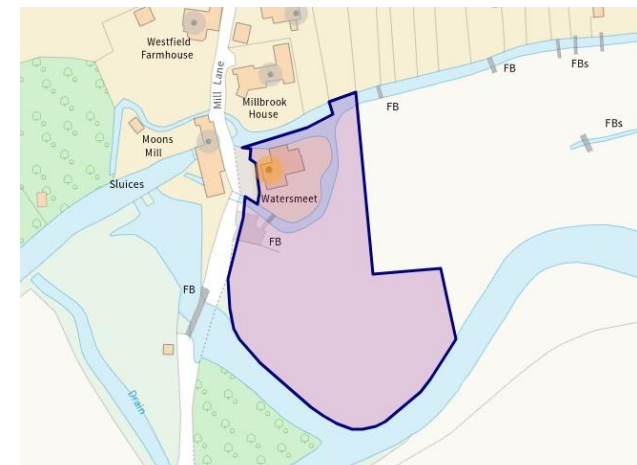
MILL LANE RAMSBURY SN8 2RE

The Property has been extended and improved in 2017/18 including the addition of a fabulous sunroom adjacent to the kitchen/dining room along with the creation of the studio amongst other improvements including new windows and thatch. Watersmeet enjoys a fine outlook over its own land and beyond and as the name would suggest has streams and waterways in the grounds.

AT A GLANCE

- Entrance Hall
- Kitchen Dining room and sunroom
- Sitting Room
- Study
- Snug
- Utility room
- Studio
- Garden room
- Four Double Bedrooms
- One shower room ensuite
- Family bathroom
- Shower room

Garden mostly laid to lawn with borders
Water features



LOCATION

Ramsbury is situated on the banks of the River Kennet and is considered to be one of the premier villages in the local area. The downland countryside is designated as an 'Area of Outstanding Natural Beauty' and numerous footpaths and bridleways surround the village. Amenities include a post office, a convenience store, a doctors' surgery, a hairdresser & two pubs, one of which was voted Best in England and also boasts a very popular cafe. The local primary school is Outstanding and Ramsbury is in catchment for the nationally renowned St John's Academy in Marlborough. There are some superb sports facilities in the village, including a tennis, bowls and sports club.

Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.

Communications are first class with easy access to the A4 and M4 providing fast access to London and the motorway network (M3 and M5).

Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).

DIRECTIONS

What3words incurs.pipe.interlude

SERVICES

Mains water, electricity, and drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D

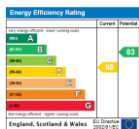
Council Tax Band: G

Broadband and mobile coverage <https://checker.ofcom.org.uk/>

Broadband type	Download speed	Upload speed
Standard	17 Mbps	1 Mbps
Superfast	49 Mbps	8 Mbps
Ultrafast	not available	

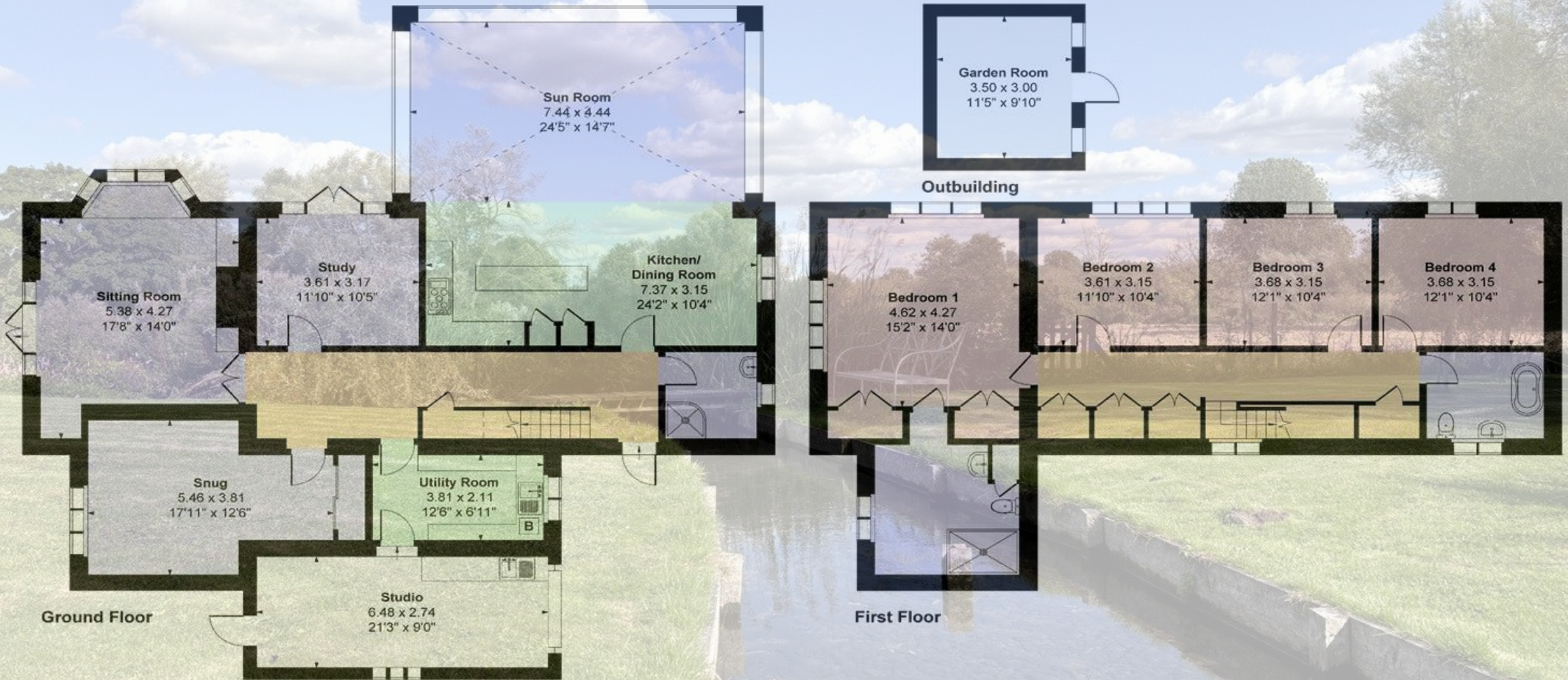
Mobile outdoor

Provider	Voice	Data
EE/ Three/02/ Vodafone	Likely	Likely



Watersmeet, Mill Lane, Ramsbury, SN8 2RE

Approximate Gross Internal Area
Total = 282 sq m (3034 sq ft)
Main House = 271 sq m (2921 sq ft)
Outbuilding = 11 sq m (113)sq ft



© Meyer Energy 2024. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.