

**TANGLEWOOD
RAMSBURY**



Russell Marshall
Estate Agents

Tanglewood

Crowood Lane, Ramsbury, Marlborough, Wiltshire, SN8 2PT

Guide Price £799,950

Approximately 5 Miles to Hungerford

Approximately 6.6 Miles to Marlborough

Approximately 7.3 Miles to M4 J14

- Freehold
- Detached House
- Prime Village Location
- Entrance Hall
- Double Aspect Sitting Room
- Kitchen/Dining Room
- Family Room (Potential Fifth Bedroom)
- Study
- Utility Room
- Cloakroom/W.C.
- Four Bedrooms
- Family Bathroom
- En-Suite Shower
- Garage
- Gas Central Heating
- Double Glazing
- Spacious Driveway
- Lovely Mature Corner Plot Garden Offering Good Seclusion



Situation

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 village itself is well catered for with a selection of shops, The Bell public house and café, healthcare practice and primary school. The neighbouring market towns of Marlborough and Hungerford offer additional facilities.



The Property

Tanglewood is a lovely detached house occupying a secluded plot in the heart of the village.

This well designed home offers versatile living accommodation arranged over two floors. On the ground floor there is a double aspect Sitting room with an open fireplace, a family room and Study.

The modern Kitchen/Dining room is a particular feature and is served by an adjoining Utility room.

French doors connect the Kitchen/Dining room to the patio area and garden.

Upstairs four comfortable Bedrooms are served by a family Bathroom and en suite shower.

In all a very special home with a welcoming atmosphere.







Outside

Tanglewood boasts an excellent plot.

At the front there is a driveway leading to the attached garage.

To the rear and side of the house there is a large mature garden which includes a wide paved sun terrace, neatly tended lawns and established trees and shrubs.

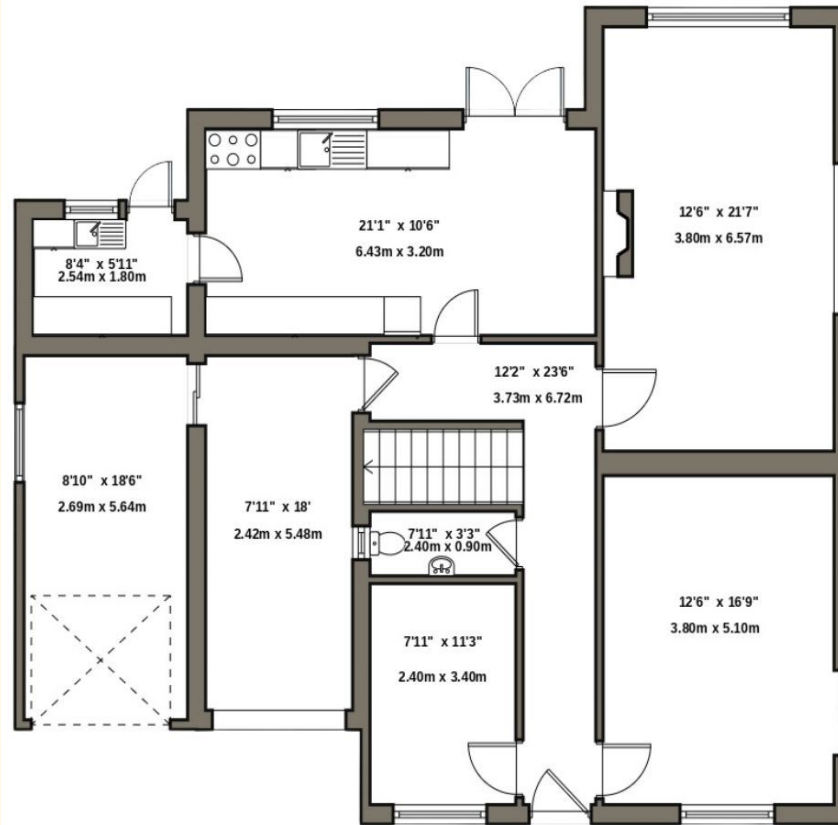
In all approximately 0.3 of an acre.





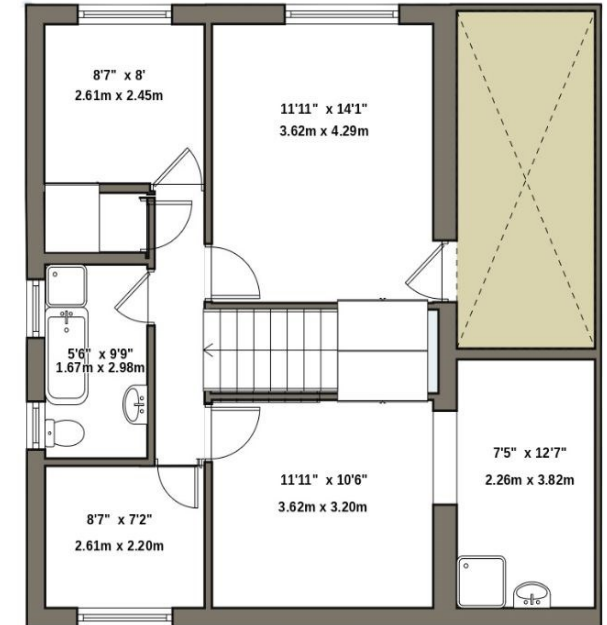
GROUND FLOOR

1295 sq.ft. (120 sq.m) approx



1st FLOOR

747 sq. ft. (69 sq.m) approx



TOTAL FLOOR AREA

2042 sq.ft. (190 sq.m) approx

This floor plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility can be taken for any errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Gas
Mains Water & Drainage
Mains Electricity

Council Tax Band: G

What 3 Words Location: ///remains.gobblers.lipstick



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