THE CEDARS
RAMSBURY • WILTSHIRE

A glorious Grade II listed Georgian village house with a view

Hungerford 5.3 miles (London Paddington from 66 minutes)
Marlborough 6 miles • Swindon 11 miles (London Paddington from 59 minutes)
M4 (Junction 14) 7 miles • (All distances and times are approximate)

Main House

Entrance/reception hall • Drawing room • Sitting room • Family/media room
Kitchen and breakfast/dining room • Utility room
Cellar with laundry and separate wine cellar • Cloakroom
Principal bedroom with adjoining bathroom • 5 further bedrooms
4 further bathrooms (2 adjoining)

Annexe comprising of sitting room with kitchenette, double bedroom and shower room

Triple garage with storage over (there is planning consent to convert part of the garage for further residential use if required)

Bothy • Swimming Pool • Tennis Court • Landscape garden

Approx. gross internal floor area:
Main house 6,802 sq.ft. (632 sq.m) • Outbuildings 990 sq.ft. (92 sq.m)

In all about 1.23 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
The House

The Cedars is a Grade II listed Georgian property with a particularly attractive southern elevation. The property has origins back to the 17th Century, though the elegant frontage, which provides the principal rooms of the house, was added around 1800. This elevation features two well-crafted bow windows with 12 pane sashes over two stories around a central door with an elegant fan light over.

The property is positioned within this popular village on the edge of the River Kennett with rolling countryside beyond. The house originally obtained its name from the impressive Cedars to the south of the property and to this day there is one sole survivor. From the entrance hall, there is the earlier inner hall with a cantilevered staircase and the property is arranged over three floors and has recently undergone complete renovation throughout to the highest of standards. The majority of the reception rooms and bedrooms are south facing and benefit from a number of features including high ceilings, open fireplaces, intricate cornicing and high skirting. The layout of the rooms can be seen on the floor plans within this brochure.
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.
The Cedars benefits from two entrances to either side of the property, with one leading into a courtyard with the triple bay garage. We understand there is planning consent to create a one bedroom flat within this building, if required.

The majority of the garden and grounds are located to the south of the property with terrace lawns and wonderful herbaceous borders running down to part of the River Kennet. In addition, there is an enclosed swimming pool and a door leads to an enclosed tennis court with paved terrace area for viewing. There is a bothy at the bottom of the garden on the banks of a carrier to the River Kennet.
Wiltshire

The Cedars is situated on the southern edge of this popular village with a General Store, Doctors’ Surgery, Post Office, two Public Houses and is surrounded by countryside designated as an Area of Outstanding Natural Beauty. The village of Ramsbury lies between Hungerford and Marlborough, both of which offer good shopping and other facilities. The earliest history of the village of Ramsbury can be tracked back to the Saxons who considered the site of such importance, that a Bishopric was created and a Cathedral built. This lasted from 909 AD to 1058 AD when it was joined with Sherborne. Of the ten early Bishop’s of Ramsbury, three became Archbishop’s of Canterbury. For many hundreds of years, the area was farmed and the village grew through its strategic position on the London to Bath and Bristol roads. The tanning industry developed in the 17th Century and the local brewing of beer grew into the larger production of “Ramsbury Ale”

The area is well served by private schools including: Pinewood, Stepping Stones (Kindergarten), Cheam, Marlborough College, Downe House, Radley College and St. Mary’s Calne. Ramsbury itself boasts one of the best primary schools in the country and lies within the catchment area of the well regarded state schools in Marlborough.

Communications are excellent by road and rail with mainline train stations offering a fast and regular service to London Paddington from Swindon, Hungerford and Newbury. There is also easy access to the M4 via junction 14, at Hungerford, giving access to London, the west country, or to the north and south via the A34.

Shopping facilities can be found at the major centres of Newbury to the east with a Waitrose and John Lewis and Swindon to the west. Closer to the property, in Hungerford, is a Tesco and various other boutique stores, whilst to the South West is the Georgian market town of Marlborough with a wide range of shops including a Waitrose.
**Services:** Mains water, electricity, drainage, gas fired central heating and a gas fired Aga.

**Fixtures and Fittings:** Only those mentioned within these sales particulars are included in the sale. All others, such as the carpets, curtains, light fittings, garden ornaments are specifically excluded but may be made available by separate negotiation.

**Local Authority:** Kennet District Council.
Tel: 01380 724 911.

**Council Tax Band:** H

**Viewings:** Viewing by prior appointment only with the selling agent.

**Directions (SN8 2PL):** From London: Proceed west-wards on the M4 leaving at junction 14 and follow signs to Hungerford. From Hungerford, proceed west towards Marlborough on the A4 for approximately ½ a mile, turning right on to the B4192 signposted to Ramsbury, Chilton Foliat and Littlecote. Pass through Chilton Foliat and after approximately 2 miles, turn left signposted to Ramsbury. On entering the village, after a slight gradient, the gates to The Cedars will be found on the left hand side, before The Bell Inn on the right.