

ALDBROOK HOUSE

WHITTONDITCH • RAMSBURY • WILTSHIRE







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*A great package on the edge of
a highly popular village*

Sitting room • Drawing room • Study • Kitchen/family room
Utility room • Cloakroom • Master bedroom
with adjoining bathroom and dressing room/bedroom 6
2 further bedrooms • Family bathroom
Second floor; 2 bedrooms • Bathroom

Double garage, with flat above (with rental income)
Large outbuilding with stabling and store

In all about 1.65 acres

Hungerford 5 miles • Marlborough 7 miles
Swindon 13 miles • J14 M4 8 miles • Newbury 14 miles
London Paddington 55 minutes
(Distances and times approximate)



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.



Wiltshire

- Aldbrook House is situated in Whittonditch on the edge of the village of Ramsbury, a popular location.
- The property lies within a Conservation Area and in an Area of Outstanding Natural Beauty.
- Ramsbury offers a number of facilities including a general store, doctors' surgery, post office, garage, a highly regarded primary school, library, flood-lit tennis court, three pubs and the well regarded pub/restaurant, The Bell.
- A wider range of shopping and recreational facilities are available in the market towns of Marlborough, Hungerford and Newbury.
- There is easy access to London Heathrow via the motorway network, junction 14 of the M4 being about 9 miles away. Train services for London Paddington are available from Swindon, Hungerford or Newbury.
- The surrounding wooded countryside is well-known for its beauty, with many footpaths and bridleways, making it ideal for both walking and riding.

For Sale Freehold

- Aldbrook House was significantly extended and improved in May 2006.
- The house is very well presented, of particular note is the superb kitchen/breakfast room, which is the very heart of the house.
- For formal entertaining there is a well-proportioned drawing room as well as a sitting room.
- Aldbrook House has extensive outbuildings and stores including garaging and stabling; there is also a self contained flat with good rental potential.
- Delightful views can be enjoyed from the property.



Accommodation

See floor plans.

Services

Mains gas, drainage, and electricity.

Post Code

SN8 2QA

Local Authority

Wiltshire Council. Tel 0300 4560100

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions

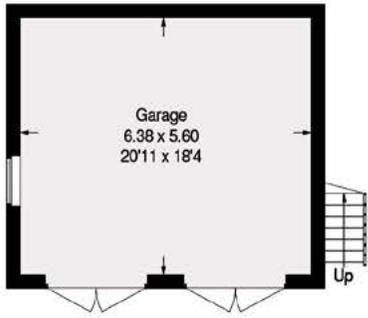
From Hungerford proceed west onto the A4 towards Marlborough for about half a mile, turning right onto the A419 to Ramsbury, Chilton Foliat and Littlecote. Pass through the village of Chilton Foliat and continue for about two miles, passing the first turning left to Ramsbury. Go through the series of bends and take the second turning to Ramsbury, opposite the turning to Whittonditch. Proceed up the hill and Aldbrook House will be found shortly on the left hand side.

Viewing

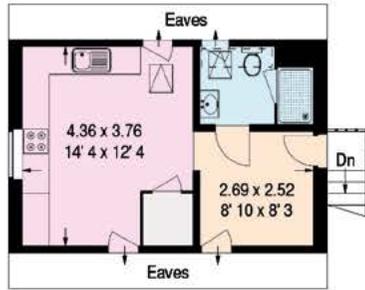
Viewing by prior appointment only with the Agents.



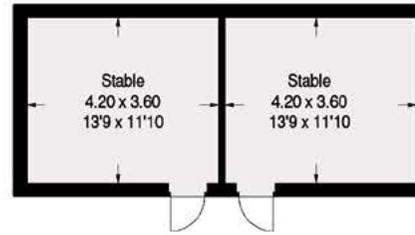




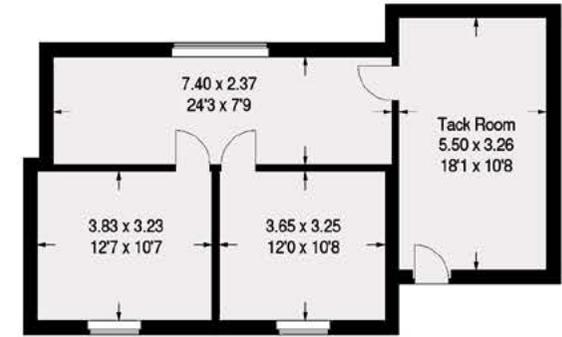
Garage - Ground Floor
(Not Shown In Actual Location/ Orientation)



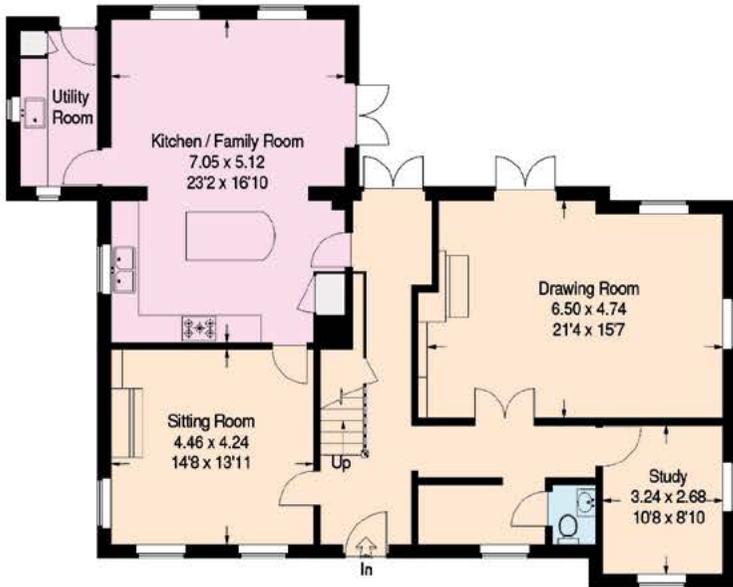
Flat - First Floor



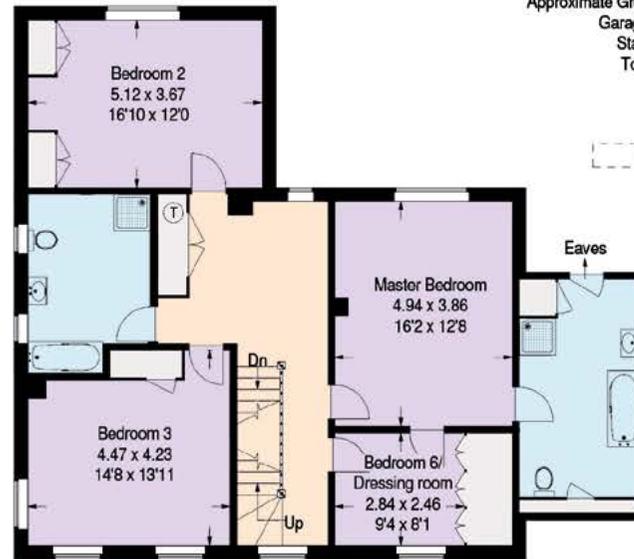
Stable
(Not Shown In Actual Location/ Orientation)



Stable
(Not Shown In Actual Location/ Orientation)



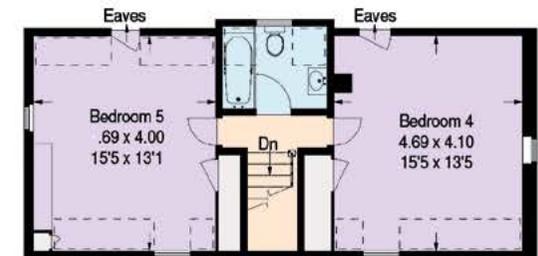
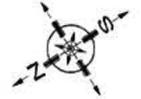
Ground Floor



First Floor

Approximate Gross Internal Area :- 294 sq m / 3165 sq ft
 Garage & Flat :- 64 sq m / 689 sq ft
 Stables :- 93 sq m / 1001 sq ft
 Total :- 451 sq m / 4854 sq ft

Reduced headroom below 1.5 m / 5'0



Second Floor

FLOORPLANZ © 2009 01483755510 Ref 54320

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating			
	Current	Potential	
Energy Efficiency Rating	A	B	
Energy Efficiency Rating	B	C	
Energy Efficiency Rating	C	D	
Energy Efficiency Rating	D	E	
Energy Efficiency Rating	E	F	
Energy Efficiency Rating	F	G	
Energy Efficiency Rating			71
Energy Efficiency Rating			74
England & Wales	EU Directive 2002/91/EC		

EPC - House

Energy Efficiency Rating			
	Current	Potential	
Energy Efficiency Rating	A	B	
Energy Efficiency Rating	B	C	
Energy Efficiency Rating	C	D	
Energy Efficiency Rating	D	E	
Energy Efficiency Rating	E	F	
Energy Efficiency Rating	F	G	
Energy Efficiency Rating			61
Energy Efficiency Rating			70
England & Wales	EU Directive 2002/91/EC		

EPC - Annexe