



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

Guide Price £910,000

Built in 2005, this individually designed four bedroom detached family home offers everything a growing family could need.



Located in an enviable position in Ramsbury, just a short stroll from the High Street's amenities, Arconia is a splendid modern family home.

Having been built in 2005 the current owners have lived in the house since new and over the years have put their own stamp on the house including new bathrooms and kitchen, so this home is ready to move into, unpack and enjoy!

With so much flexible accommodation downstairs you will be amazed by the space. You enter into the entrance hall where you will find space for the coats to hang and also the downstairs cloakroom. To the right of the hall is the exceptionally large family room with window to the front and a lantern window allowing the natural light to light the whole room. From the hall you lead through to the beautiful modern kitchen that looks out to the garden. This Magnet kitchen has been designed with high end fixtures and fittings including hidden drawers to minimise clutter, lazy Susan cupboard shelves, pullout pantry and lit shelves, and finished with a lovely chunky oak block top. There is a fitted dishwasher, gas hob, two full size integrated ovens and a fitted microwave with a warming drawer. The utility room is off the kitchen and provides space for a washing machine and tumble dryer, and has a door out to the side passage leading to the front of the house and to the garden. The house benefits from a high spec water softener installed with a potable (unsoftened) water tap in the Utility room sink.

Flowing from the kitchen is the amazing dining room with its very unique circular design with windows all round one side and a door out to the garden. This is a brilliant space for entertaining as it leads through to the lounge. The lounge is a great space with an additional window out to the side as well as the front and rear gardens and plenty of space for the family.

Upstairs the landing is a unique design and provides access to the bedrooms and the family bathroom. The main bedroom is a great size and being dual aspect has lots of natural light. There are built in wardrobes along one wall and a large ensuite bathroom that has a large shower cubicle and a bath. The further three bedrooms are doubles, two of which have built-in wardrobes. The family bathroom has been recently redesigned and is a really good size, and has a bath and shower over and double sinks with plenty of integral storage.

Arconia has private gardens at the front and the rear of the house. The rear garden is very secluded and offers amazing space for the family with a large lawn area surrounded by mature hedging and trees and a large raised sun terrace which is the perfect spot for entertaining in the summer months. The rear garden leads around to the front garden along the side of the house where there is a useful shed, and the front garden is again a private space enclosed with a curved wall, willow fencing and hedging with gated access from the front drive. Being enclosed, it's a great secure spot as a children's garden area or to simply enjoy the sunshine.

At the front of the house there is a block paved drive for four cars and the garage store room. The store room is accessed from the garage doors at the front of the house and also a door from the utility room.

We are delighted to offer Arconia for sale for the first time since built as it really is the perfect home in Ramsbury.



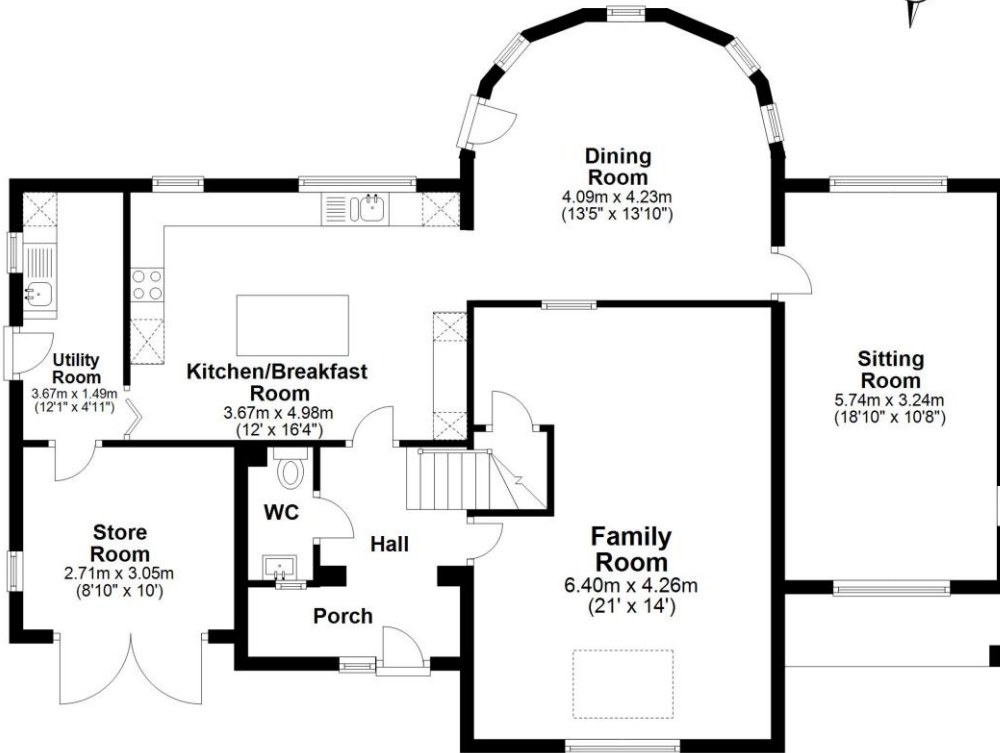
LOCATION

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.

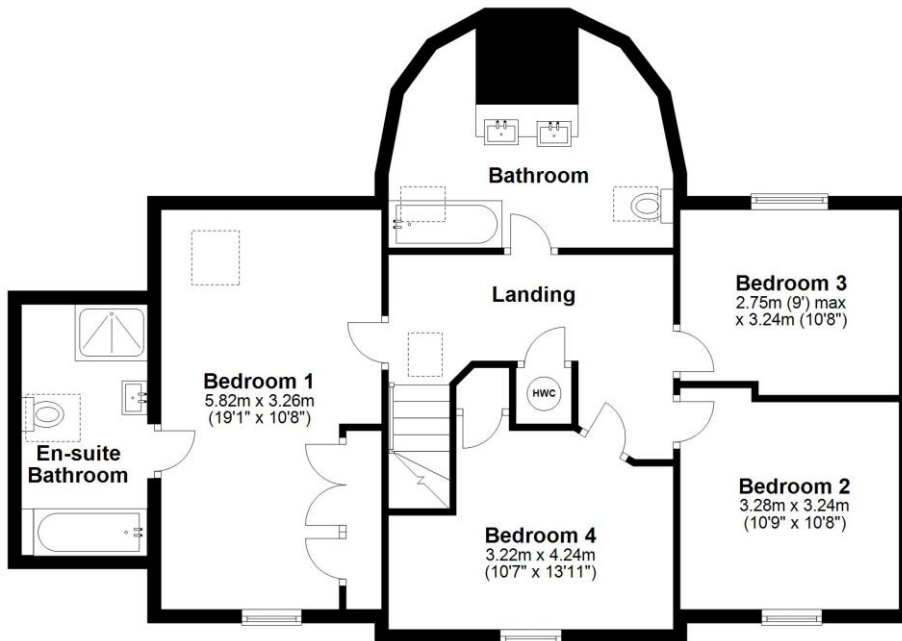
Amenities include a post office, a convenience store, a doctors' surgery, a hairdresser & two pubs, one of which was voted Best in England and also boasts a very popular cafe. The local primary school is Outstanding and Ramsbury is in catchment for the nationally renowned St John's Academy in Marlborough. There are some superb sports facilities in the village, including a tennis, bowls and sports club.

A wider selection of facilities including Waitrose, restaurants and a wide variety of shops can be found in the pretty market town of Marlborough just seven miles away. Communications are excellent with a mainline train station at Hungerford 5 miles away (London Paddington 60 minutes), and junction 14 of the M4 8 miles to the east. The larger commercial centres of Swindon and Newbury are about 14 and 15 miles.

Ground Floor
Approx. 108.7 sq. metres (1170.0 sq. feet)



First Floor
Approx. 83.4 sq. metres (897.5 sq. feet)



Total area: approx. 192.1 sq. metres (2067.5 sq. feet)

Services: Mains gas, electricity, water and drainage

Council Tax Band: F

EPC: C

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