



BACK LANE, RAMSBURY, SN8
£2,250 per month*

Carter Jonas

BACK LANE, RAMSBURY, WILTSHIRE, SN8

- Kitchen/Breakfast Room
- Sitting Room with logburner
- Dining Room
- Study
- 4 Bedrooms
- 2 Bathrooms
- Garden

LOCATION

Ramsbury is a well-regarded Kennet Valley village with an active village community which offers good day-to-day amenities with various shops, pubs, a health care practice, and an excellent primary school. The market towns of Marlborough and Hungerford are close at hand, whilst the larger commercial centre of Swindon is 12 miles away. The M4 motorway can be accessed at Junction 15 (about 12 miles) and there are trains to London from Swindon, Hungerford, Great Bedwyn and Newbury. Ramsbury sits at the centre of the North Wessex Downs Area of Outstanding Natural Beauty and is surrounded by downland with various footpaths and bridleways.

THE PROPERTY

The property has refurbished throughout in 2022 and offers a very desirable family home in this sought after village. The detached house has lovely views of Springs Hill and is close to all the village amenities. The unfurnished accommodation comprises of a sitting room with log burner, dining room, kitchen/breakfast room, cloakroom and home office/playroom. Upstairs the principal bedroom has a very well-appointed en suite shower room, there are a further two double bedrooms with built in storage and a nursery/dressing room. The lovely family bathroom completes the upstairs accommodation.

There is private parking for up to three cars at the front of the property with a side pedestrian gate giving access to the rear of the property past a garden shed to the terrace & lawned area.

A fantastic opportunity to rent this four bedroom detached property centrally situated in the highly desirable village of Ramsbury.



Council Tax Band: F (wiltshire.gov.uk for current cost)

The landlord will be looking for a minimum 12 month let.

EPC: C

The holding deposit for the property will be £519.23 and the deposit £2,596.15, subject to the rent being as advertised at £2,250 pcm.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Utility Services: Mains water and drainage, gas central heating and mains electric.

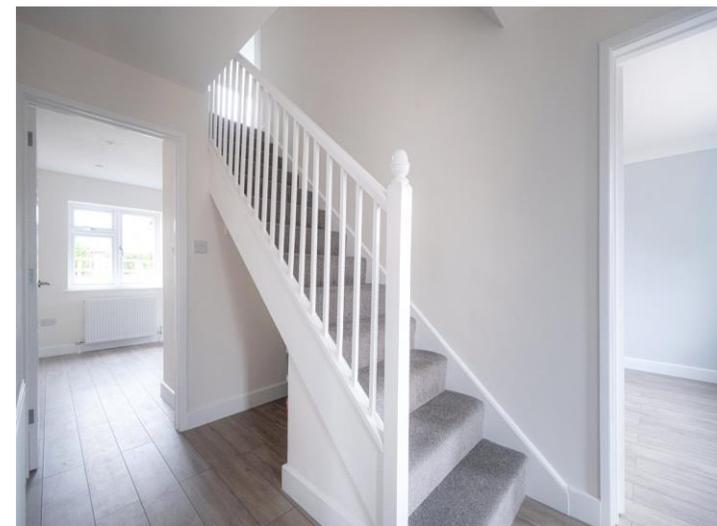
ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



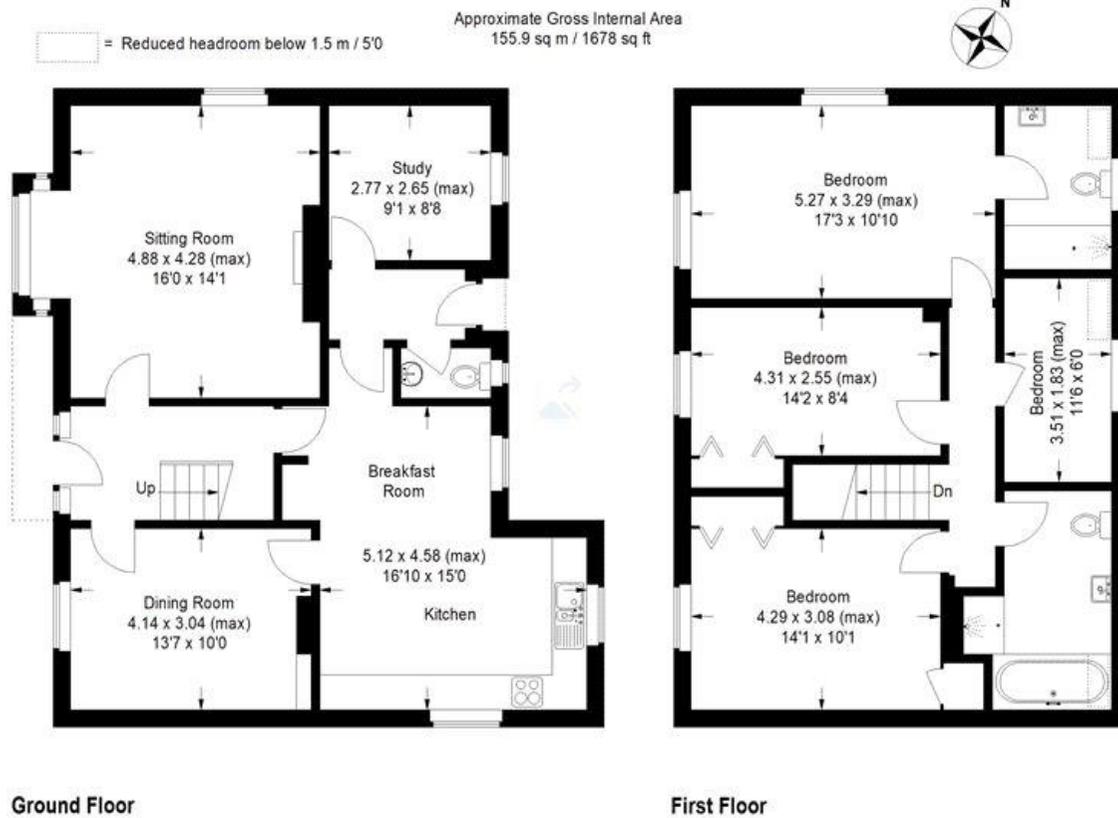


Illustration for identification purposes only, measurements are approximate, not to scale.



T: 01672 519700

93-94 High Street, Marlborough, Wiltshire, SN8 1HD

E: marlborough@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Administration fees may apply depending on tenancy type. Please contact your local branch for this information.