

Back Lane  
Ramsbury, Wiltshire





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scale bar 1:50 @ A0 metres

Drawing Name <b>North &amp; South</b>	Job No. J1112	Drawing No. <b>04</b>	Rev. <b>A</b>	Site Address. Proposed Dwelling, Back Lane, Ramsbury, Wiltshire	Work Stage <b>3</b>	<b>zinc architecture</b> Architectural Design & Management Hope Chapel, Jarvis Street, Easington, Wiltshire, W10 3AS www.zincarchitecture.co.uk info@zincarchitecture.co.uk	
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# Back Lane

Ramsbury, Wiltshire

A rare opportunity to create a unique new home in an outstanding walled plot in a prime village location.

Covered entrance courtyard | Sitting room | Study/bedroom 5 | Kitchen/dining room | Utility | Cloakroom | Boot room | Principal Suite | 3-4 further bedroom suites

Carport

Gardens of 0.7 acres

In all about 3,400 sq ft

Hungerford 5 miles (London Paddington from 50 minutes), Marlborough 7 miles,  
Newbury 14 miles (London Paddington from 41 minutes), Heathrow Airport 58 miles, Central London 70 miles  
(Distances and times approximate)



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## Situation

The plot is located in the heart of the beautiful village of Ramsbury which sits in the Kennet Valley in the North Wessex Downs Area of Outstanding Natural Beauty close to the Wiltshire/Berkshire border. The surrounding countryside, with its undulating landscape, provides an exceptional setting as well as numerous opportunities for walking and riding.

The village has a number of local amenities including two pubs, various shops, a doctor's surgery and a primary school. The nearby towns of Hungerford and Marlborough offer a wider range of amenities with Hungerford having a direct rail service to London Paddington.

Ramsbury is located 7 miles from Junction 14 of the M4 providing good road access to Heathrow, London, Bristol, the West Country, and the wider motorway network.

Other popular schools in the area include Pinewood, Marlborough College and Dauntseys.

## Property

Planning permission has been granted for a stunning single storey building. The house is designed to sit subtly behind the surrounding wall with glass and flint elevations under a green roof and boasting a footprint of about 3,400 sq ft.

It is envisaged that the purchaser may choose their own designs now the principle of development has been established and subject to planning it may be possible to create a home of about 4,850 sq ft with the addition of a lower ground floor as per the images in the link below:

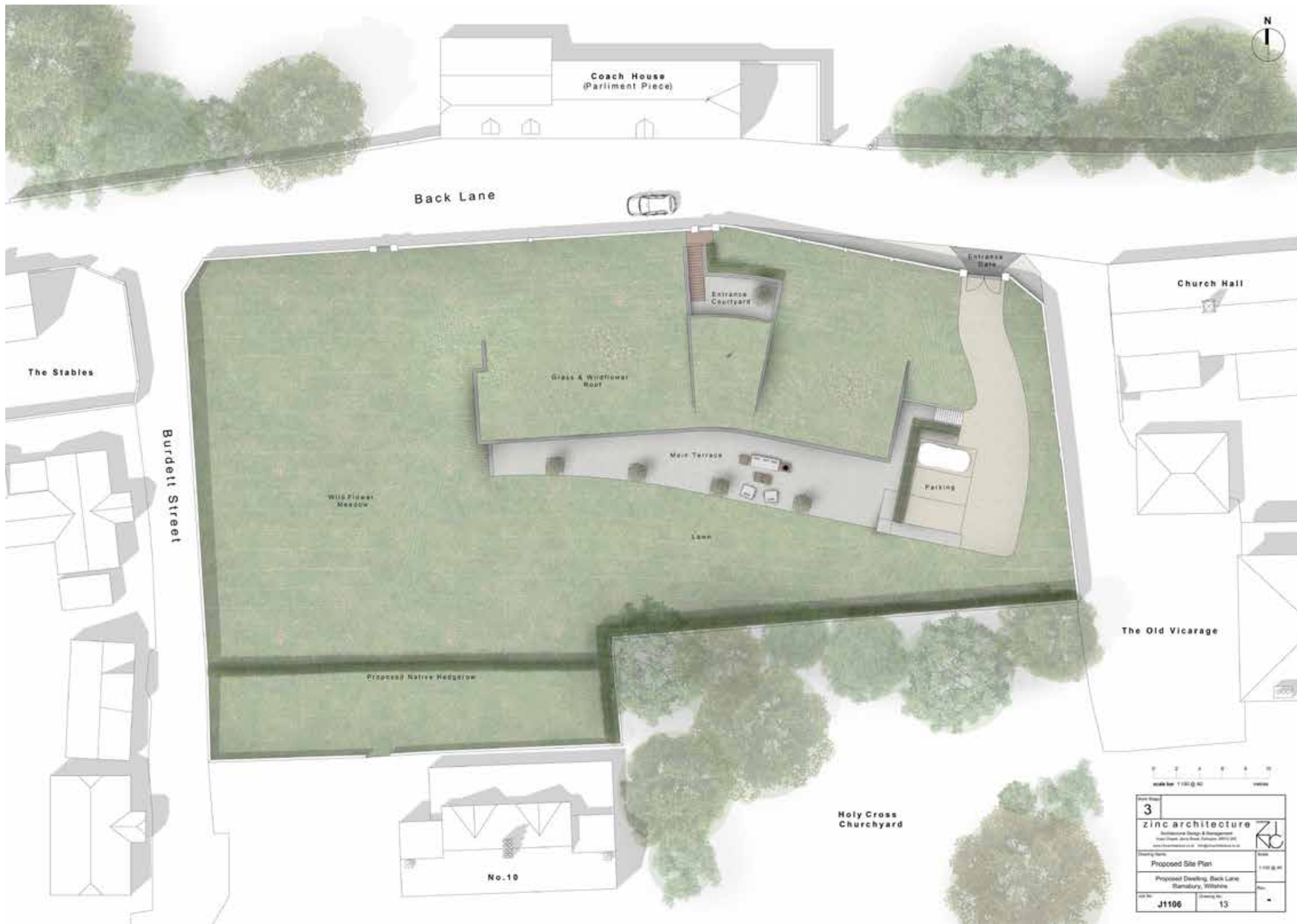
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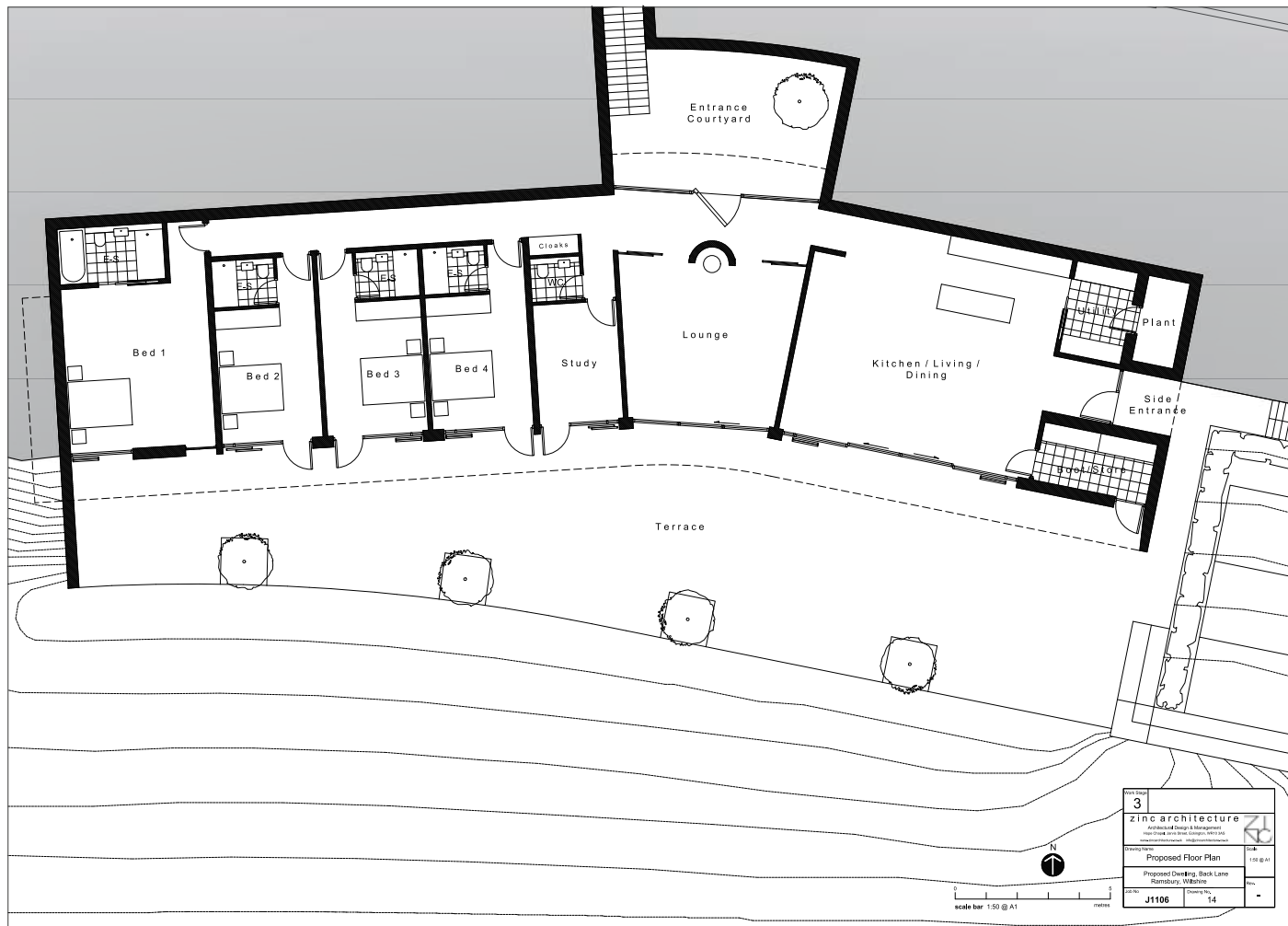








Scale bar: 1:100 @ A0		
3		
zinc architecture		
Architectural Design & Management 1000 Chapel Street, Birmingham, B2 9BN www.zincarchitecture.co.uk   info@zincarchitecture.co.uk		
Drawing Name:	Proposed Site Plan	Scale:
	Proposed Dwelling, Back Lane Stambury, Wiltshire	1:100 @ A0
Arch No:	J1106	Sheet No:
		13



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

## Outside

The new house will sit in part-walled grounds of about 0.7 acres. It will be accessed via a new private drive from Back Lane.

## Services

Mains water, drainage, gas and electricity are all in the road.

## Tenure

Freehold.

## Guide Price

Offers in excess of £900,000

## Local Authority

Wiltshire Council.

## Post Code

SN8 2QH

## Viewing

Strictly by prior arrangement through Savills and Knight Frank.



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