



**DYERS YARD,
RAMSBURY**

Carter Jonas

1 DYERS YARD, RAMSBURY, SN8 2QU

A BEAUTIFUL TWO BEDROOM PERIOD COTTAGE, SET JUST OFF THE HIGH STREET OF RAMSBURY WITH THE ADDED BENEFIT OF PARKING.

AMENITIES

- Period cottage
- Prime village location
- South-westerly facing rear garden
- Summer house
- Two double bedrooms
- Open plan kitchen/breakfast room
- Off-street parking

SITUATION

1 Dyers Yard is located just off the High Street in the heart of Ramsbury. 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 Paddington from Swindon, Great Bedwyn and Newbury. The surrounding downland countryside is designated as an 'Area of Outstanding Natural Beauty' and numerous footpaths and bridleways surround the village. The area is well served by private schools, including Pinewood, Steppingstone, Marlborough College, Downe House and St Mary's Calne and local schools such as St Johns School in Marlborough.

DESCRIPTION

Quietly positioned just off the High Street, 1 Dyers Yard is a charming and beautifully presented period cottage of attractive red brick elevations beneath a tiled roof.

This delightful home is rich in character and warmth, with exposed beams and a wood burning stove to the sitting room, creating a welcoming and cosy atmosphere.

The generous kitchen/breakfast room is the heart of the home and provides ample space for a dining table and enjoys pleasant views over the rear garden, making it ideal for both everyday living and entertaining. Upstairs, the property offers two well-proportioned double bedrooms, both benefitting from built-in wardrobes and are served by a well-appointed family bathroom.

The cottage would suit a variety of purchasers, including first-time buyers, those seeking a charming pied-à-terre, or investors looking for a desirable rental opportunity.



OUTSIDE

The south-westerly facing rear garden is a lovely mature cottage garden full of an array of flower and shrubs to the borders providing interest throughout the seasons. The main area of garden is laid to lawn and two paved areas provide seating for alfresco dining in the evenings. To the end of the garden is a purpose-built summer house which could be utilised as a home office or gym. The property benefits from parking for one car.

GUIDE PRICE: £450,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

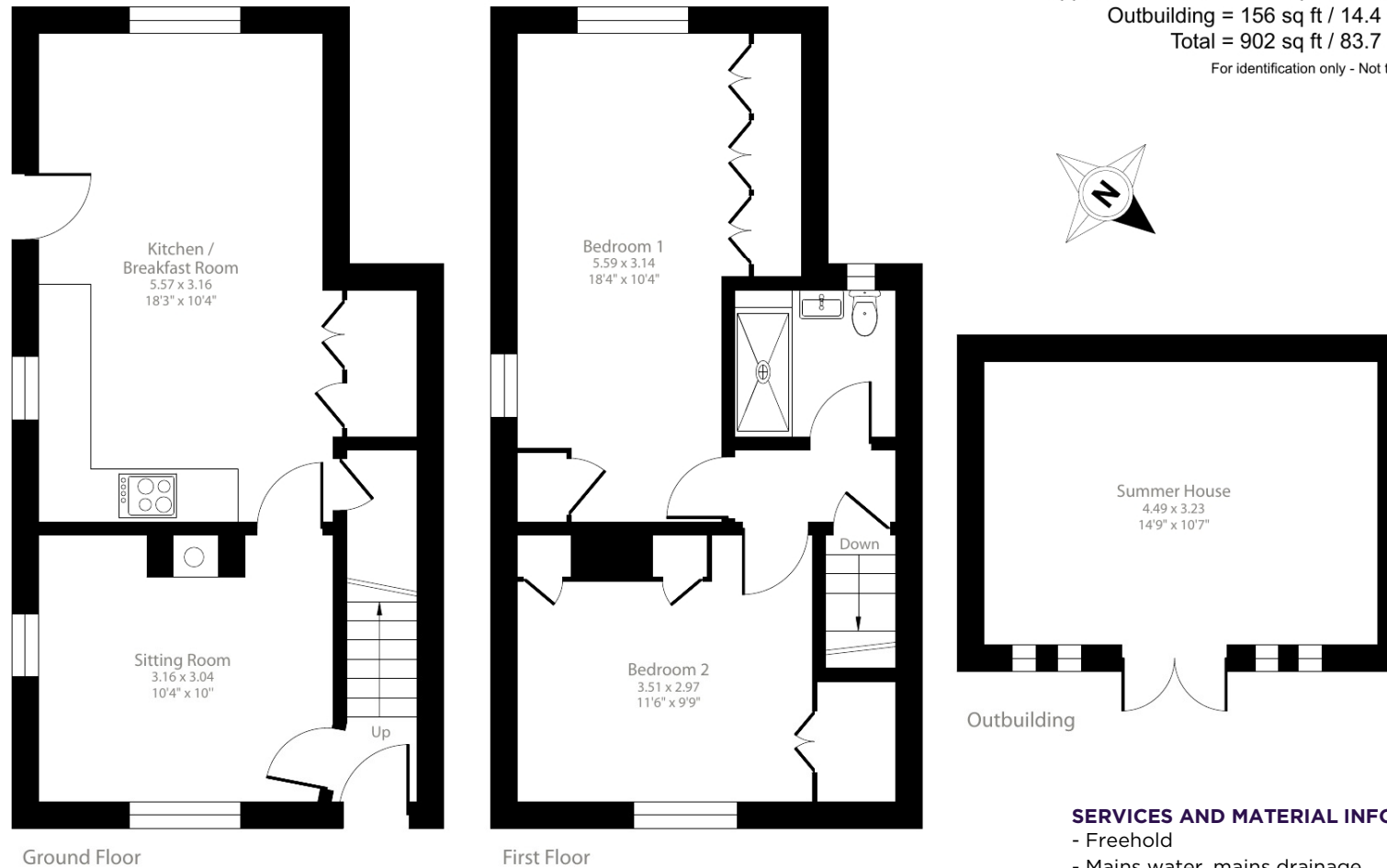
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Approximate Area = 746 sq ft / 69.3 sq m

Outbuilding = 156 sq ft / 14.4 sq m

Total = 902 sq ft / 83.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Carter Jonas. REF: 1431289

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage
- Electric underfloor heating
- Council tax band: C
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website

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