



Ogbourne St. George, Marlborough
Wiltshire, SN8



Beyond your expectations

Elegant Five Bedroom House with Garden and Garage

Hamptons International

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Entrance Hall | Sitting Room | Dining Room | Family Room | Kitchen/Breakfast Room | Study | Guest Cloakroom | Utility Room | Conservatory | Master Bedroom with Dressing Room and En suite Shower Room | Four Further Bedrooms | Family Bathroom | Shower Room | Garage | Car Port | Garden

Guide Price £730,000 Freehold

Description

An elegant five bedroom house situated in a lovely village location with wonderful country views, attractive enclosed garden, garage, double car port and parking. The house offers plenty of bright and airy accommodation with well proportioned rooms. The double height entrance hall leads through to the generous sitting room with feature fire place, dining room and conservatory which in turn offers a fine outlook of the garden and surrounding countryside. The kitchen/breakfast room has good selection of storage, integrated fridge/freezer and ample space for a dining table and seating area. Off here is an excellent family room, dual aspect with French doors to the garden. In addition on this floor are a useful utility room, guest cloakroom and study. On the first floor there are three bedrooms and family bathroom off a bright landing; of particular note is the master bedroom which has a lovely en suite shower room and fabulous dressing room with ample space and storage, which could possibly be used as a nursery. The second floor has two further bedrooms, both with fitted storage and a shared shower room off a good size landing with velux windows; here there is space for a desk/study area.

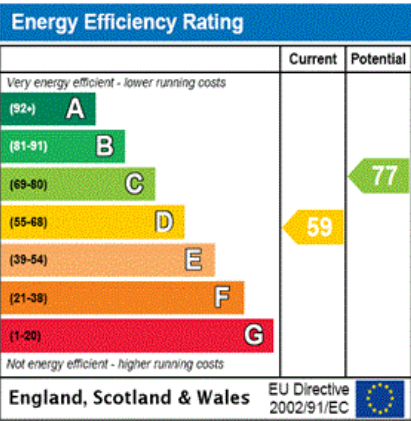
Outside

The house is approached via a shared driveway and has the benefit of a garage and double car port and two parking spaces to the front. The enclosed front garden is mainly lawn with several mature trees and shrubs with

access to the rear garden, which offers stunning views to the surrounding countryside and is approximately 0.3 acres in all.

Location

Located in Ogbourne St. George, a highly sought after Wiltshire village boasting excellent communication links and stunning downland views which has a well regarded primary and pre school, church, village hall and public house. The premium and historic market town of Marlborough is about 4 miles to the south offering good local amenities, whilst the expanding commercial centre of Swindon is about 8 miles to the north. Access to the M4 motorway at Junction 15 is about 4 miles away and there is a regular & accessible direct rail service to London Paddington and the South West from Swindon, Bedwyn & Hungerford. The surrounding countryside is designated as an Area of Outstanding Natural Beauty and there are numerous footpaths and bridleways surrounding the village along with golfing and leisure facilities.



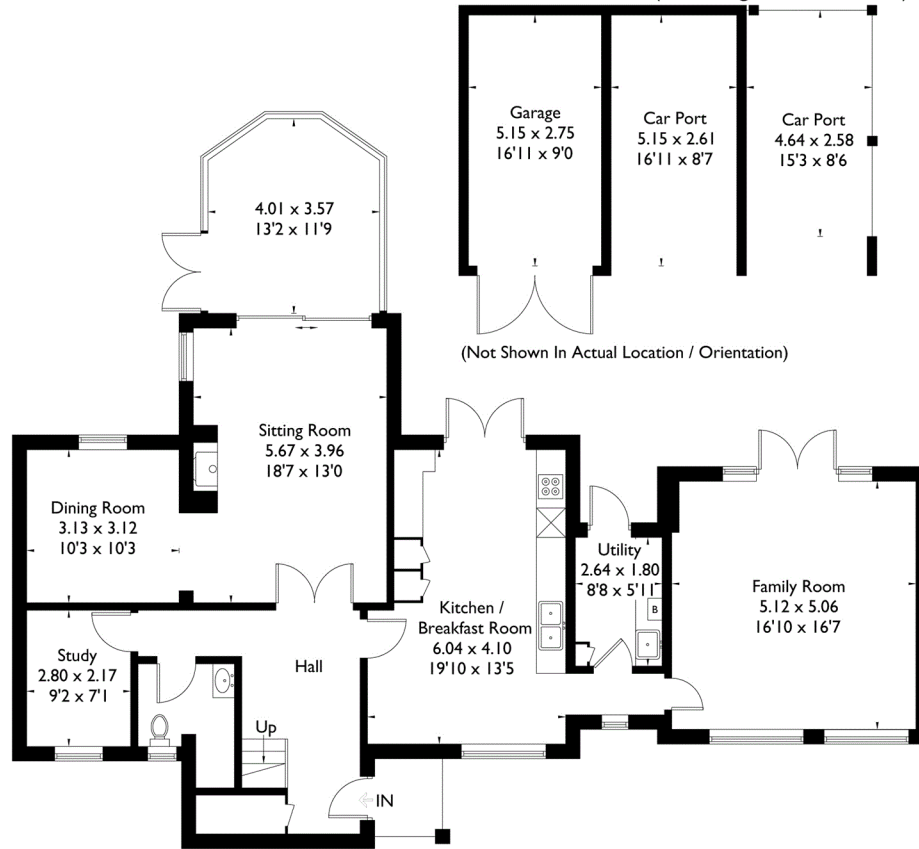
Ogbourne St. George, Marlborough

Approximate Gross Internal Area = 236.3 sq m / 2543 sq ft

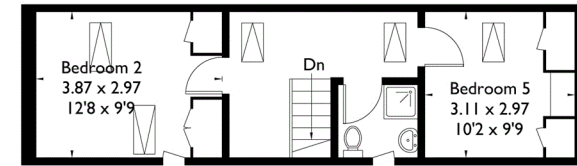
Garage = 14.2 sq m / 153 sq ft

Total = 250.5 sq m / 2693 sq ft

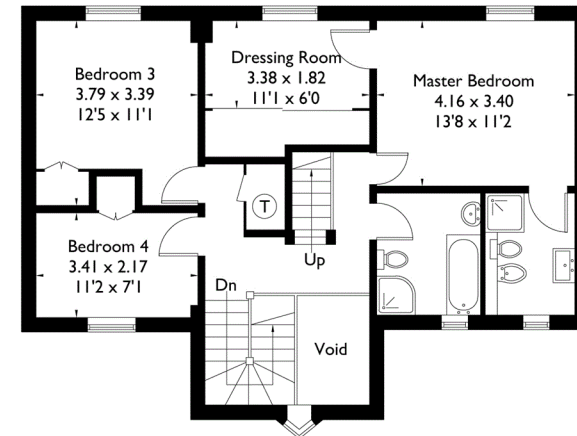
(Excluding Void / Car Port)



Ground Floor



Second Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 179521

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

