



Ogbourne St. George, Marlborough
Wiltshire, SN8



Beyond your expectations

A Three Bedroom Semi Detached Period Village Cottage

Hamptons International
20 High Street, Marlborough, Wiltshire, SN8 1AA
Sales. 01672 516256
marlborough@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility | Cloakroom | Shower Room
| Three Bedrooms | Parking | Garden | Village Location | Much Character | Scope for Improvement &
Extension STP ***No Forward Chain***

Guide Price £368,000 Freehold

Description

An attractive and appealing three bedroom semi detached period cottage with lots of character and style along with off street parking and a small garden located within this very popular and sought after village. The cottage would benefit from some updating and offers great potential for improvement it has previous lapsed consent to extend. Currently providing generous downstairs accommodation complimented by 3 bedrooms on the first floor. Of particular note are the attractive and unusual period features which include painted wood panelling, delicate plasterwork and cornicing. There is an impressive entrance hall with galleried landing and the drawing room is generously proportioned opening into a large bay window and with a pretty fireplace and over mantel, and painted panelling. The dining room also has an open fire and features panelling with built in glazed cupboards, this lovely room leads off the kitchen which is fitted with a good range of cupboards and a Gas range cooker. The room opens into a breakfast room with a door to a rear lobby, cloakroom and utility. A shower room completes the ground floor. Upstairs there are three bedrooms off a lovely galleried landing.

Outside

The cottage has an enclosed courtyard to the front, bordered by mature hedging and with a pretty feature well. Gravelled off street parking to the rear is through timber double gates and there is an enclosed garden to the side with a paved sun terrace.

Location

Set in the heart of 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 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 Intercity rail service to London Paddington 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.

Additional Information

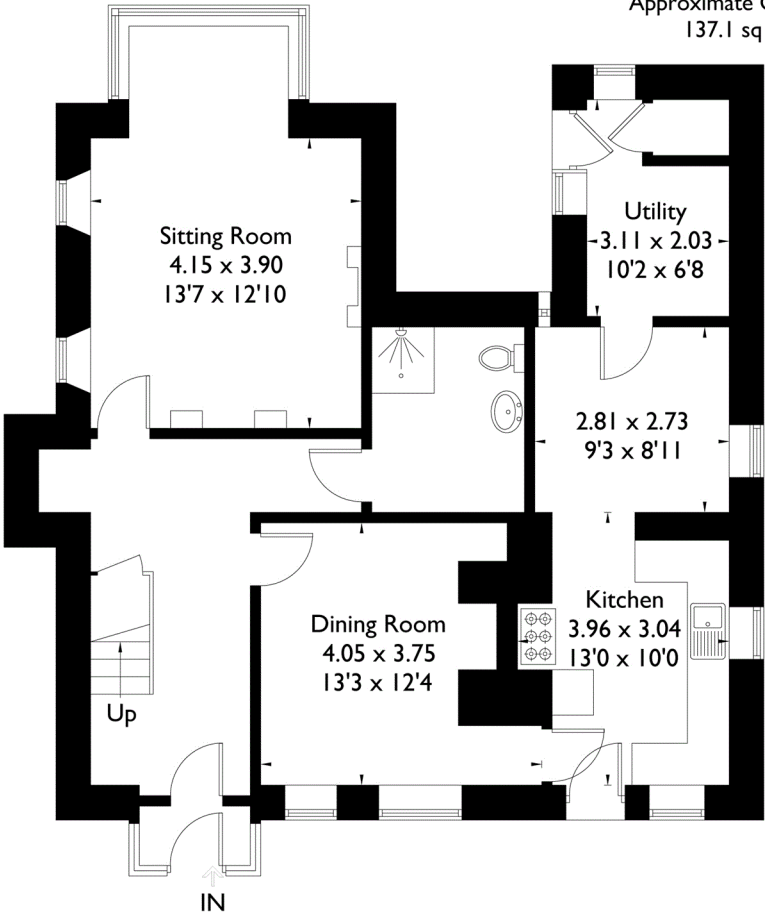
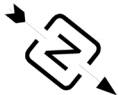
There is lapsed planning consent, (K/57513/F and K/44431) for a two storey extension to the rear of the house.



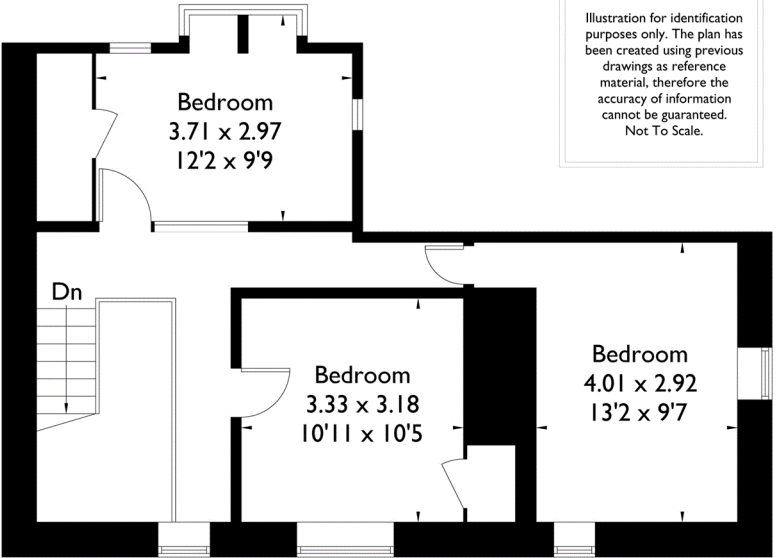
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		55
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area
137.1 sq m / 1476 sq ft



Ground Floor



First Floor

Job Ref: 164176
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.
Not To Scale.

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.

