



Oare, Marlborough
Wiltshire, SN8

HAMPTONS
INTERNATIONAL

Beyond your expectations

An Enchanting Detached Two Bedroom Thatched Cottage

Hamptons International

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Sitting Room | Kitchen | Study | Master Bedroom with En suite Bathroom | Further Bedroom | Guest Shower Room | Parking | Attractive Garden | Village Location | Stunning Countryside Views | EPC: D

Guide Price £365,000 Freehold

Description

Set in a slightly elevated position on a no through lane, this stylish detached thatched cottage has been beautifully updated in recent years and maintains much charm and character and plenty of original features, with some of the cottage dating back to 1750. The sitting room has a wonderful brick fireplace with wooden mantle, exposed wood detailing in the walls and Coir flooring, leading into the dining area which in turn has a slate floor and access to the guest cloakroom/shower room. The well appointed kitchen was updated about a year ago and has a fabulous roof lantern and window with views to the garden and surrounding countryside; it includes solid wood cupboards, a wall hanging plate rack, wooden work surfaces, a butler sink, integrated dishwasher and washing machine, ceramic hob and oven and double French doors to a generous sandstone patio and the rest of the garden. As part of the kitchen extension in 2015, a new boiler was fitted as well as a new electrical installation. To the front of the house there is a study with a wood burner, entrance hall with original floor tiles and stairs to the first floor. Upstairs there are two bedrooms, the master having a large en suite bathroom, with painted floor and a shower over the bath. The second bedroom is dual aspect with a storage cupboard. The cottage has been tastefully decorated, and was fully rethatched in 2010.

Outside

To the front of the cottage there is a gravel parking area with steps up to the wooden front porch and access to

the back garden. A path runs along the side of the property with mature borders adjoining the house. The garden is a mix of lawn and gravel with several raised beds, (flowers and vegetables) well stocked borders, wood store, green house and a shed with power, which could be used as a home office. It has stunning views towards Martinsell Hill and offers a fabulous space for outside entertaining.

Location

Oare is a popular village set between Marlborough and Pewsey and has a church, village hall and an excellent primary school. Pewsey (about 2 miles) has a good range of local amenities, including a train station with regular direct services to London Paddington and the South West. The historic market town of Marlborough (about 4.5 miles) provides more extensive amenities, a twice weekly market, library and various pubs and restaurants. It's well served with excellent schools, and benefits from a sports centre. Access to the M4 at junction 15 about 13 miles away, the A303 is about 20 miles to the south. The Kennet and Avon canal runs close by and there is excellent walking, cycling and horse riding within the area.



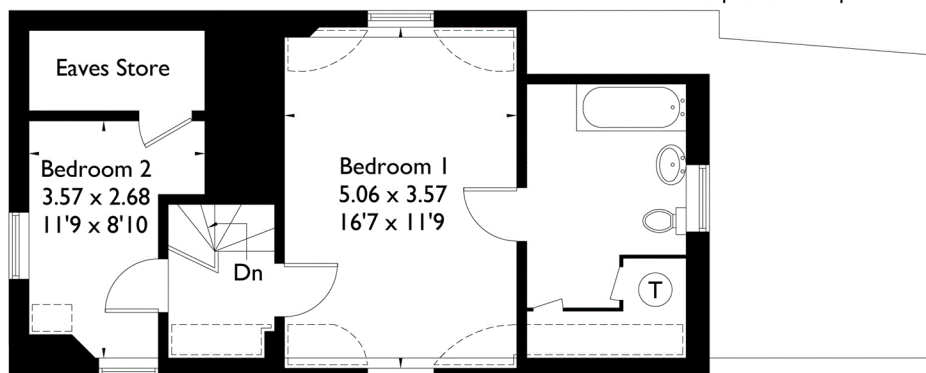
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Oare, Marlborough

Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft
(Excluding Eaves Store)

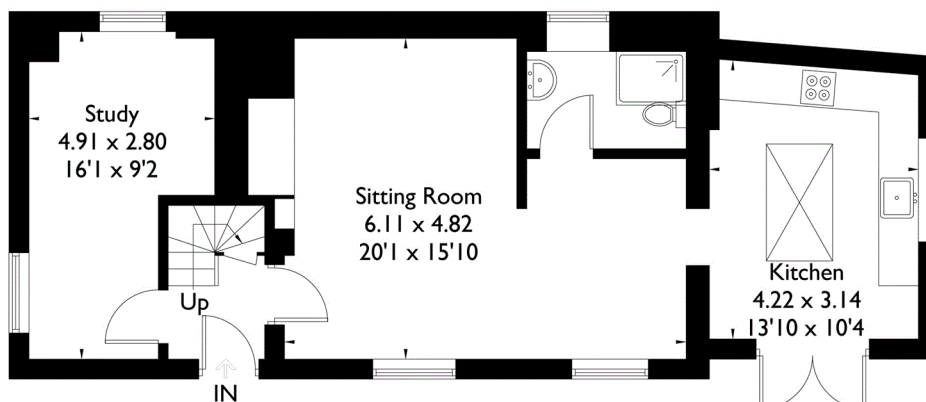
Office / Store = 7.4 sq m / 80 sq ft

Total = 111.1 sq m / 1196 sq ft

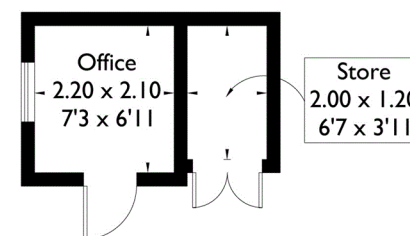


First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual
Location / Orientation)

FLOORPLANZ © 2016 0845 6344080 Ref: 171599

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.

