



The Old Cottage

Ogbourne St. Andrew, Marlborough, Wiltshire, SN8 1SB

HAMPTONS
INTERNATIONAL

Beyond your expectations

A Charming Four Bedroom Detached Listed Cottage with Generous Garden

Hall | Sitting room | Family Room | Dining Room | Kitchen/Breakfast Room | Shower Room
Four Bedrooms | Family Bathroom | Large Gardens of 0.34 acre in all | Lots of Character
& Period Features | Village Setting

Description

A really charming four bedroom detached Grade II listed cottage offering spacious accommodation with many period features and set in large gardens of just over a third acre in all, off a quiet lane within this sought after rural village. This lovely flint and sarsen cottage was formally two cottages and believed to be one of the oldest in the village predating Tudor period and offers an abundance of character and quirkiness coupled with modern family living.

The accommodation comprises of a spacious family room with open fire, an attractive dining room which opens into the sitting room, a wonderful room with much character featuring an inglenook fireplace, complete with bread oven most interestingly with the remnants of an original cloth hanging over the fireplace opening used to shield the cosy inglenook seat from draughts. The kitchen is fitted with a good range of cupboards and with ample space for a kitchen table. There are two large larder cupboards either side of the chimney breast. Upstairs there are two separate staircases with two bedrooms either side. The master bedroom is a superb and spacious room with vaulted beamed ceiling and has a bedroom off. There is also a shower room on the ground floor below. There are a further two double bedrooms and spacious bathroom on the other side of the cottage. In all, this is an excellent and idyllic cottage which has been in the same family for the past forty years.

Gardens and Grounds

The cottage is set off a quiet lane and whilst there is no allocated parking, the owners park on the lane opposite; there is ample space either side of the cottage to create a parking area subject to consents. The generous gardens extend to 0.34 acres in all

and are mainly laid to lawn, cottage style with mature trees and shrubs, with mature Jasmine growing to the side. There is a large sun terrace and a fabulous woodland nature garden set with many trees and shrubs.

Situation

The cottage stands in the delightful rural village of Ogbourne St Andrew. The village has a church and a well regarded Gastro pub, Silk on the Downs. The village is conveniently located for access to the old market town of Marlborough (about 2 miles to the south), with the commercial centre of Swindon about 8 miles to the north from which there are regular intercity rail services to London Paddington. Junction 15 of the M4 motorway is about 4 miles to the north and the surrounding countryside is designated as an area of Outstanding Natural Beauty and the ancient Ridgeway path runs close by. There is a primary school in the neighbouring village of Ogbourne St George and is within the catchment of St. John's School, Marlborough.

Directions

Leave Marlborough on the A345 heading north and after about two miles turn left at the war memorial to Ogbourne St Andrew. Follow the road round to the right hand corner and the cottage will be found on the left hand side.





Ogbourne St. Andrew, Marlborough

Approximate Gross Internal Area
166.0 sq m / 1787 sq ft



Ground Floor

First Floor

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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 itemized within these particulars.

