



**OGBOURNE ST. GEORGE, MARLBOROUGH, SN8**  
£2,200 per month\*

**Carter Jonas**

# OGBOURNE ST. GEORGE, MARLBOROUGH, WILTSHIRE, SN8

A beautiful period house set in the highly popular village of Ogbourne St. George which offers stunning viewings of the North Wessex Downs. Council Tax Band: F

- Four Bedrooms
- Two Receptions
- Garden
- Garage
- Popular Village Location

## LOCATION

This property is situated on the High Street in the village of Ogbourne St George in the North Wessex area of Outstanding Natural Beauty and is only 2 miles away from the market town of Marlborough benefitting from national retailers including Waitrose and Tesco and an extensive array of independent shops. The Marlborough leisure centre provides swimming and sporting facilities whilst Ogbourne St George has its own golf club. The village is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and the Kennet Valley. There is intercity rail connections to London Paddington from Swindon and the M4 motorway junction is just 3 miles away. The village has a primary school which is rated Good by Ofsted and the local secondary school is St John's Marlborough which is rated Outstanding. There is also an excellent range of private schooling in the area with St Margaret's Prep and St Mary's in Calne, Marlborough College and Dauntsey's in West Lavington.

## THE PROPERTY

This UNFURNISHED property comprises an entrance hallway with a reception room on either side. To the right is the impressive double reception and dining room with original wood flooring and large bay windows allowing an abundance of natural light. To the left is a smaller but well sized reception room/snug with working fireplace that leads off to both the kitchen and the conservatory. The kitchen comprises a built-in oven and grill with space above for a microwave, a newly installed work surface with space for a breakfast bar, integrated electric hob and extractor fan. A good-sized conservatory provides access to both the garden as well as a downstairs utility room/boot room, WC and a spacious garage. Within the garage is ample space for storage as well as a study area and workshop space.



Upstairs there are four bedrooms and two bathrooms. The principle bedroom has been newly refurbished with exposed beams, new carpet and a stunning shower room en-suite. A further family bathroom services the other three bedrooms, two of which are good sized doubles and a further single room.

### OUTSIDE

The garden to the rear of the property is mainly laid to lawn and is well established with trees and shrubs. A patio area outside the conservatory is perfect for al fresco dining in the summer months. There is a summerhouse towards the back of the garden from which you can get simply stunning views of the Wiltshire countryside in this Area of Outstanding Natural Beauty.



## ADDITIONAL INFORMATION

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Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band F
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Approximate Gross Internal Area = 237.8 sq m / 2560 sq ft  
(Including Garage)

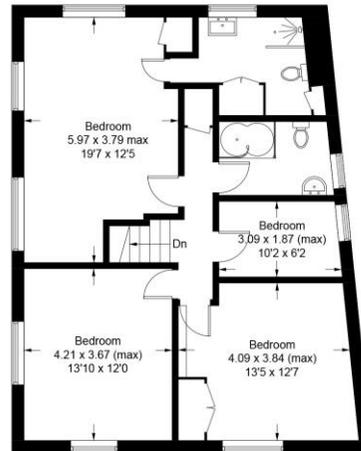
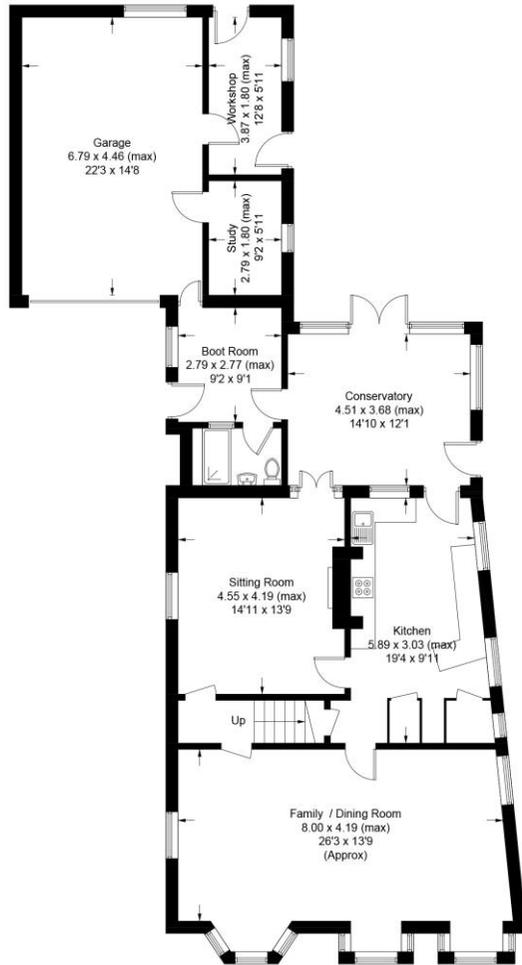


Illustration for identification purposes only, measurements are approximate, not to scale. (ID663833)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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