



**OARE, MARLBOROUGH, SN8**  
£2,500 per month\*

**Carter Jonas**



# OARE, MARLBOROUGH, WILTSHIRE, SN8

A semi-detached and recently refurbished four-bedroom Grade II Listed thatched cottage in the highly desirable village of Oare complete with driveway parking, large garden, garage, and outbuilding.

- Four Bedroom
- Two Reception
- Large Garden
- Village Location
- Driveway Parking
- Gardener Included in Rent
- Village Primary School

## LOCATION

This lovely property is situated in the rural yet accessible village of Oare which is situated midway between Marlborough and Pewsey. The village has a thriving community and a primary school. The local town of Marlborough, only a 10-minute drive away, is a thriving market town with an extensive range of shopping facilities, a twice weekly market, various restaurants, pubs, and several coffee shops. The large village of Pewsey offers a wide range of amenities and a direct train line to London Paddington.

## THE PROPERTY

This UNFURNISHED cottage comprises of an entranceway, spacious main reception room with decorative fireplace, a separate kitchen with built in oven and hob and freestanding fridge freezer. Second reception room, utility / boot room and rear access to the garden. Upstairs is a central landing, large principal bedroom with excellent built in storage and an en-suite shower room. Three further bedrooms and a main bathroom with separate shower and bath. The property benefits from secondary glazing throughout. Outside there is both a front and rear garden, mainly laid to lawn. The rent includes a regular gardener who will assist with ongoing maintenance. There is an outbuilding and a separate garage that can be used for some additional storage (not dry storage).

Council Tax Band: F (Wiltshire Council Website for current cost) / EPC: D

The landlord will be looking for a minimum 12 month tenancy, longer terms considered.





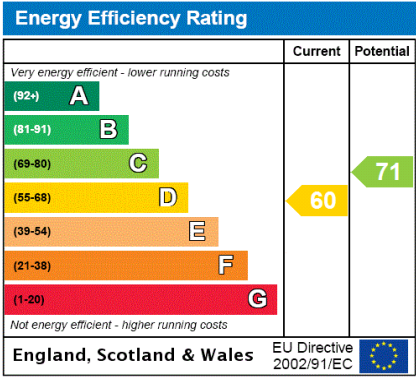
The holding deposit for the property will be £576.00 and the deposit £2,884.00, subject to the rent being as advertised at £2,500 pcm.

Internet & Mobile: Further information on availability and speeds can be found at Ofcom website. Internet services available are FTTP or FTTC.

Utility Services: Mains water and drainage, oil central heating and mains electric.

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Wiltshire Council - Council Tax Band F















# Oare, Marlborough, SN8

Approximate Area = 1772 sq ft / 164.6 sq m

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Outbuilding = 89 sq ft / 8.2 sq m

Total = 1920 sq ft / 178.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1124551

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## IMPORTANT INFORMATION

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