



**WHITEFIELD COTTAGE,
OGBOURNE ST GEORGE**

Carter Jonas

WHITEFIELD COTTAGE, OGBOURNE ST GEORGE, SN8 1TA

**A DETACHED FAMILY HOME, WITH SEPARATE ANNEXE AND HOME OFFICE,
LOCATED ON THE OUTSKIRTS OF THE VILLAGE OF OGBOURNE ST GEORGE.**

AMENITIES

- Detached Home
- Separate Annexe
- Home Office
- Rural Views
- Large Garden
- Off-Street Parking
- Four Bedrooms
- Third of an Acre plot

SITUATION

Whitefield Cottage is located on the outskirts of the village of Ogbourne St George, with direct access to footpaths. The village is set at the foot of the Marlborough Downs amidst rolling countryside between Marlborough and Swindon. The village provides local amenities including a primary school, Little Dragons pre-school (Ofsted Outstanding), church, village hall, golf course and public house. It is within 4 miles of Marlborough and its range of schooling, shopping and recreational facilities. The M4 junction is about 4 miles away and there is excellent access to the rail network from Swindon, Great Bedwyn and Pewsey (London Paddington in about an hour). The surrounding countryside is designated as an Area of Outstanding Natural Beauty and there is easy access to the surrounding countryside from a network of footpaths and bridleways within the village.

DESCRIPTION

Whitefield Cottage is a detached family home offering generously proportioned and versatile living accommodation. Once two cottages, it is now one combined home with the added benefits of a separate detached annexe and home office/summerhouse.

Upon entering the property, you are welcomed into the large hallway/lobby area, the perfect place for coats, boots and paws.

There is a sitting room to the rear with fireplace and wood burning stove and an archway leads through to the formal dining area, which is large enough to fit a six-seating dining table. From the dining room is the utility room with direct access to the garden. The kitchen, which can be accessed from both the lobby and dining room is fitted with a range of wall and base units and has an adjoining loo.

Upstairs there are four double bedrooms. The main bedroom benefits from having its own ensuite bathroom and all the other bedrooms are served by the well-appointed family bathroom.



OUTSIDE

The house is approached via a private track off the main road and leads to the off-street parking for three to four vehicles. The garden is mainly laid to lawn with an array of mature fruit trees, enclosed by fencing and hedging and is to the rear and side of the property. Within the garden is the detached annexe and also the summerhouse/home office. The detached annexe has a double bedroom/sitting area, its own kitchen and own shower room. Doors open out to a decking area for enjoying the garden and views beyond. The summerhouse is wooden built and set away from the house making it ideal for a home office or for older children to use to entertain friends. From the garden you can enjoy lovely views over the open countryside and there is access to the footpath network a few steps away from the house.

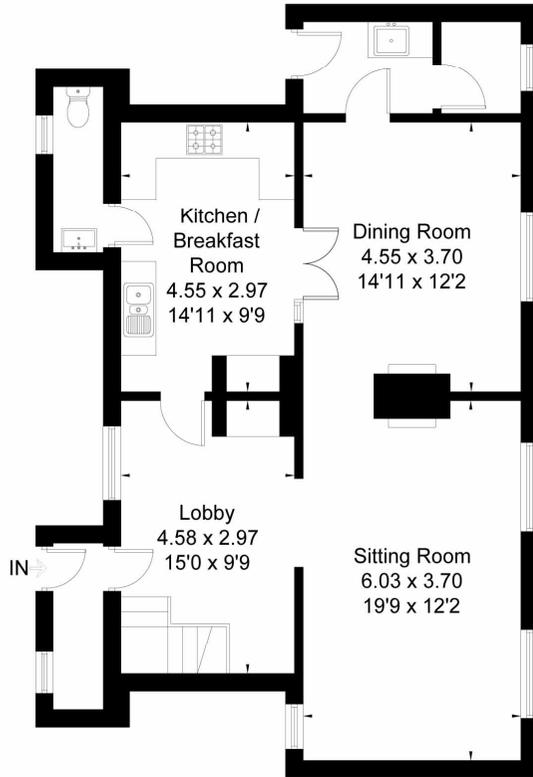
GUIDE PRICE: £750,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

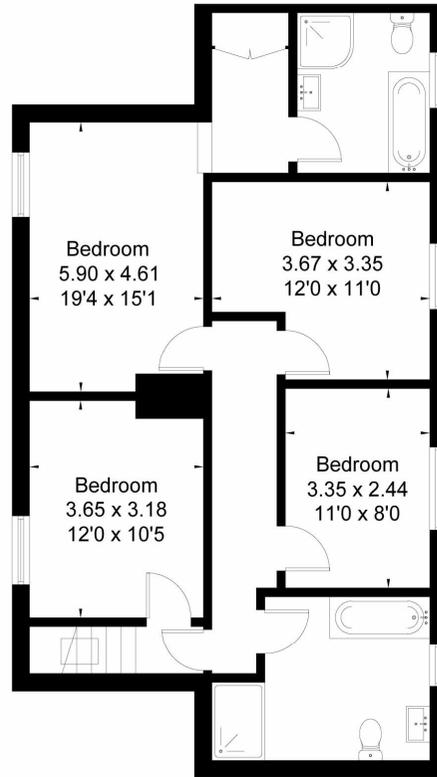


Classification L2 - Business Data

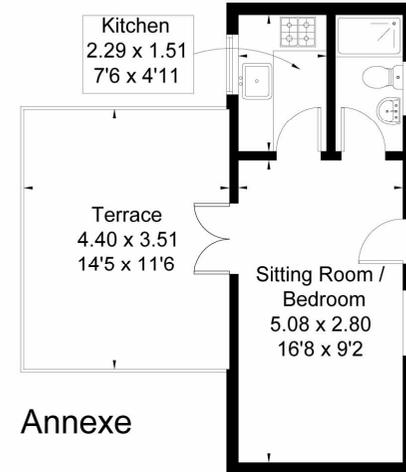
Ogbourne St. George Marlborough, SN8
 Approximate Area = 1686 sq ft / 156.6 sq m
 Outbuildings = 413 sq ft / 38.4 sq m
 Total = 2099 sq ft / 195.0 sq m



Ground Floor

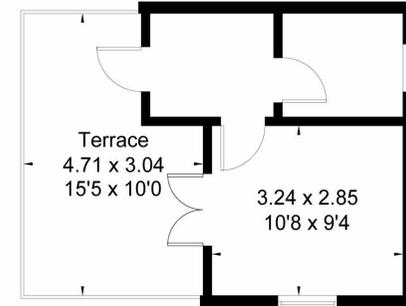


First Floor



Annexe

(Not Shown In Actual Location / Orientation)



Summer House

(Not Shown In Actual Location / Orientation)

SERVICES AND MATERIAL INFORMATION

- Freehold
 - Mains water, mains drainage. Oil fired central heating.
 - Council tax band: E
 - Energy efficiency rating: D
 - Broadband and mobile coverage.
- Please refer to Ofcom website



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77676

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
 Offices throughout the UK

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