



HIGH STREET,  
OGBOURNE ST GEORGE

Carter Jonas



# MILL HOUSE, HIGH STREET, OGBOURNE ST GEORGE, SN8 1SU.

AN IMMACULATELY PRESENTED, DEATCHED FAMILY HOME, WITH A LARGE SOUTH FACING AND PRIVATE REAR GARDEN.

## KEY FEATURES

- Detached family home
- Village location
- South facing rear garden
- Three reception rooms
- Five bedrooms
- Garage and driveway parking
- Modern interiors
- Garden
- St Johns catchment



## SITUATION

Mill House is a modern property set in the heart of the village of Ogbourne St George. 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

Mill House is a detached family home set in the heart of the popular village of Ogbourne St George. The property is presented immaculately throughout and offers generously proportioned and flexible living accommodation. Having been completely renovated and updated by the current owners, the property is in move in ready condition and ready for a new family to make it home.

Upon entering the property is the large hallway to which the main reception spaces are accessed. There is the formal sitting room with fireplace and doors opening out to the rear garden beyond. Adjoining the sitting room is the second reception room which is currently utilised as playroom. This room could be used as another formal reception room or as a dining room and again has doors opening out to the rear garden.

The real heart of the home is the open plan kitchen/breakfast/family room which is the perfect place for family meals or for entertaining. There is a modern fitted kitchen, dining space, as well as more casual sitting area. It has the most delightful picture window making the outside space really feel a part of the room. French Doors open out onto a paved seating area and the garden.

A utility room and cloakroom complete the downstairs accommodation.

Upstairs there are five bedrooms, four of which are doubles and one being a large single. The main bedroom is of a generous size and benefits from its own ensuite bathroom. The other four bedrooms are served by the well-appointed family bathroom with double width shower and separate bath. A study can also be found upstairs, making it ideal for those who need to work from home.

The property has been finished to the highest of standards throughout, with natural light flooding the home and real care and attention has been taken over the finer details.

## OUTSIDE

The house is approached via driveway parking for three vehicles and there is a single garage with side door access. The south facing rear garden is ideal for children playing or entertaining and it is fully enclosed and has a lovely private feel throughout. A paved area, which can be accessed from all three reception rooms, provides space for eating out in the summer months. The garden is laid to lawn with a variety of mature shrub, tree and flower borders and is perfectly flat, ideal for those who have children who wish to play or kick a football around. Beyond the garden are the most wonderful views across open fields and the countryside.

**GUIDE PRICE** £850,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office









# Mill House, Ogbourne St. George, Marlborough, SN8

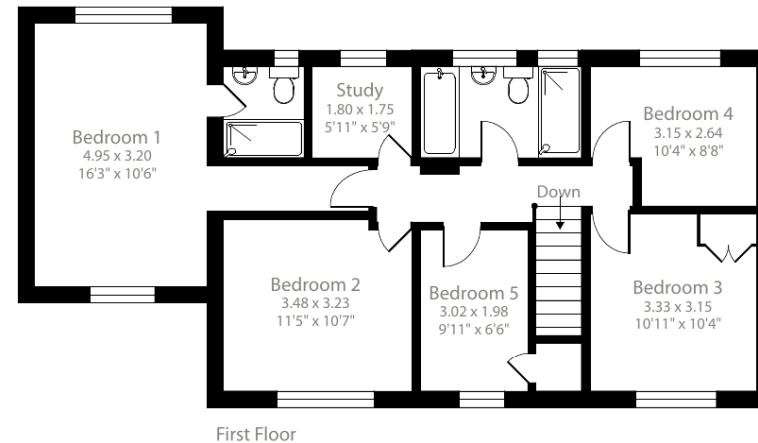
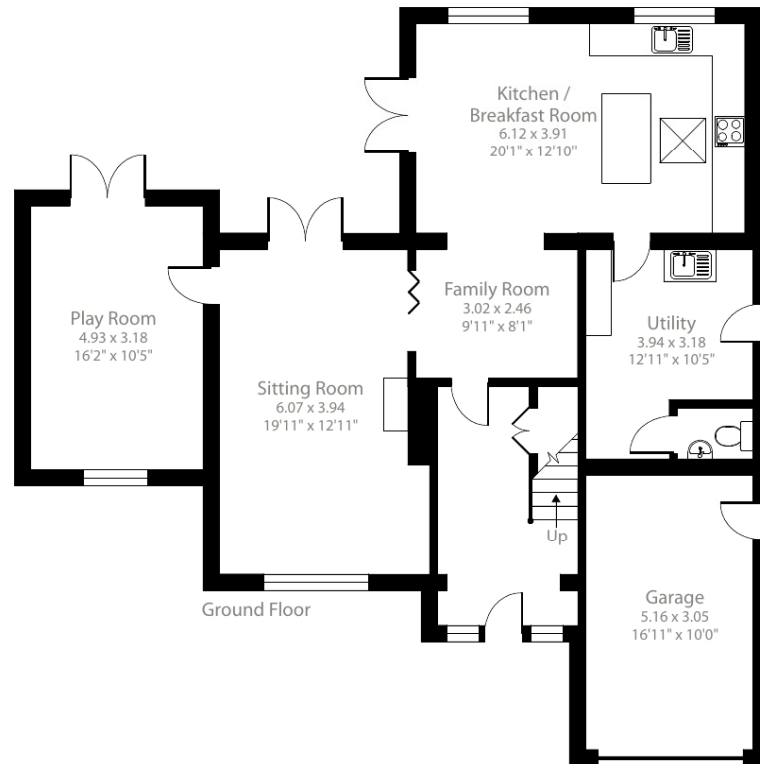


Approximate Area = 1940 sq ft / 180.2 sq m

Garage = 175 sq ft / 16.2 sq m

Total = 2115 sq ft / 196.4 sq m

For identification only - Not to scale



## SERVICES & 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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024.  
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