



**OGBOURNE ST. GEORGE,
MARLBOROUGH**

Carter Jonas

BARN VIEW, OGBOURNE ST. GEORGE, MARLBOROUGH, WILTSHIRE, SN8 1TF

**A SUBSTANTIAL FOUR BEDROOM FAMILY HOUSE LOCATED IN A POPULAR VILLAGE
C3 MILES NORTH OF MARLBOROUGH.**

KEY FEATURES

- Four bedrooms
- Two bathrooms
- Detached house
- 2222 square feet (including garage)
- Mature garden and lovely views
- Workshop and green house
- Double garage, car port and driveway parking
- Solar panels
- Edge of village location
- Easy access to Marlborough and Swindon



SITUATION

Barn View is set on the edge 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 (Ofsted Good), Little Dragons pre-school (Ofsted Outstanding), church, village hall and golf course. The pub, The Silks on the Downs, is located in nearby Ogbourne St. Andrew and has a calendar of great community events. 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

This impressive detached four-bedroom house enjoys a desirable position on the edge of the village and offers spacious, beautifully presented accommodation throughout.

A large porch leads through to the welcoming entrance hall with engineered oak flooring, immediately reflecting the quality found across the property. The main sitting room features a charming box bay window to the front, a Stovax wood burner, and double doors opening onto the rear garden, creating a warm, versatile space ideal for family life.

At the heart of the home is the delightful kitchen/dining room, fitted with extensive storage, Shaker style cabinetry, granite worktops, and Travertine flooring. This flooring continues seamlessly into the striking garden room, accessed directly off the kitchen, where expansive glazing floods the area with natural light and frames lovely views of the garden.

A study, utility room and downstairs WC complete the ground floor, offering excellent practicality and flexibility for modern living.

Upstairs, a central landing leads to four well-proportioned double bedrooms. The principal bedroom is a generous and appealing space, featuring a full wall of fitted wardrobes and an ensuite shower room with twin basins. Three further double bedrooms enjoy attractive views over the rear garden and are served by a well-appointed family bathroom with jacuzzi bath and shower over.

OUTSIDE

Approached via a gravel driveway, this property offers generous parking for numerous vehicles, complemented by a double garage with electric roller door and a beautifully crafted solid oak tandem carport. A fully powered workshop - with mains electricity and solar powered lighting - provides an excellent space for hobbies or additional storage. The garage and carport roof host a 4kW solar array connected to a 3.6kW inverter, providing valuable energy efficiency and reduced running costs.

The front garden features a mature border planted with sycamore and roses to one side, while the opposite side is thoughtfully laid with loose slate and home to four raised vegetable beds and a plum tree.

To the rear, the property enjoys delightful westerly views across open countryside, providing a tranquil backdrop and picturesque sunsets. The garden gently slopes away from the house and is mainly laid to lawn, framed by mature, well-tended borders. A greenhouse and shed sit neatly at the lower end of the garden, ideal for gardeners or outdoor enthusiasts.

Directly off the garden room, a spacious terrace offers an exceptional spot to soak up the afternoon and evening sun - perfect for alfresco dining, relaxing, or entertaining while enjoying the surrounding landscape.

GUIDE PRICE £685,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



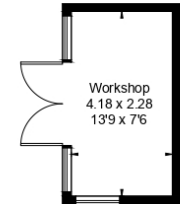
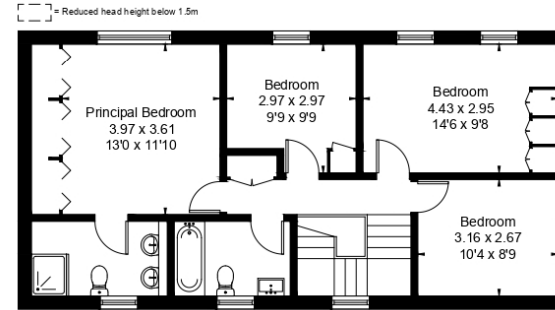
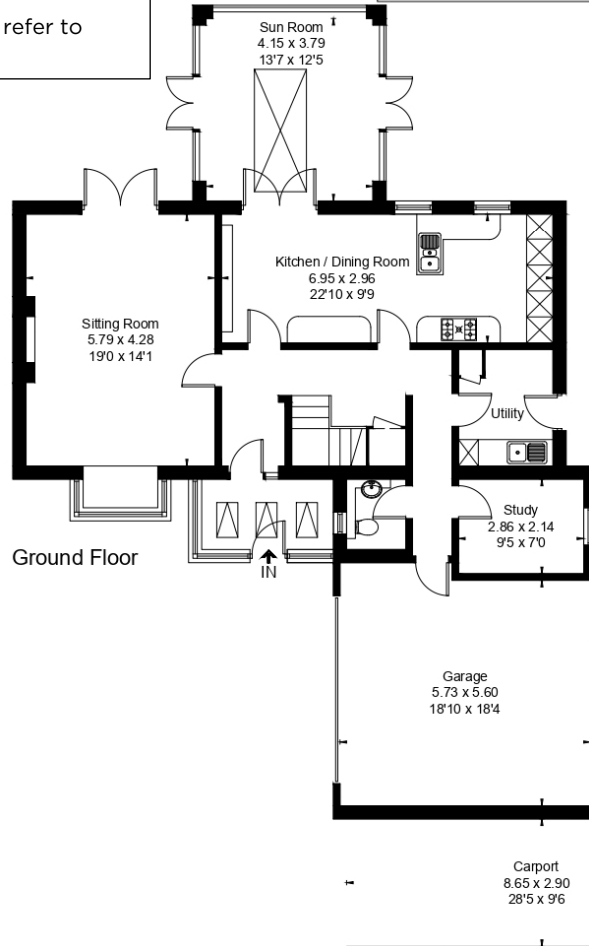


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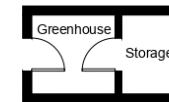
SERVICES & MATERIAL INFORMATION

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

Ogbourne St. George Marlborough, SN8
Approximate Area = 2222 sq ft / 206.4 sq m
Outbuilding = 168 sq ft / 15.6 sq m
Total = 2390 sq ft / 222 sq m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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 #104641

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