



OGBOURNE ST. GEORGE,  
MARLBOROUGH

Carter Jonas

# 1 HALLAM COTTAGES, SOUTHEND, OGBOURNE ST. GEORGE, WILTSHIRE, SN8 1SG

## AMENITIES

- Three bed detached house
- Built in the 1970s
- Delightful, private garden
- Parking for two cars
- Edge of village location
- Potential to extend STPP

## SITUATION

Hallam is a hamlet located on the edge of the village of Ogbourne St. George, 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 a network of footpaths and bridleways within the village.

## DESCRIPTION

Located c3 miles to the north of Marlborough, 1 Hallam Cottages is a charming three-bedroom detached house. The property was built in 1974 and, due to the south-easterly aspect, enjoys good levels of natural light throughout and also enjoys unusually high ceilings for this style of property.

The welcoming and spacious entrance hall leads through to the modern kitchen / dining room, with tiled floor and a great range of fitted units. It's large enough for a good-sized dining table and offers a great space in which to cook and entertain. There is also access to a downstairs WC with basin and shower.

The triple aspect sitting room enjoys generous proportions, is centred around the open fireplace and provides access to the garden through double doors. There is scope, subject to obtaining the necessary consents, to extend should there be the need for more space.

Upstairs there are three double bedrooms, all of which benefit from built-in storage cupboards. These bedrooms are served by the well-appointed family bathroom.

**A SPACIOUS THREE DOUBLE BEDROOM DETACHED COUNTRY COTTAGE ON THE EDGE OF OGBOURNE ST GEORGE, A PICTURESQUE VILLAGE C3 MILES TO THE NORTH OF MARLBOROUGH.**



## OUTSIDE

There is car parking for 2 vehicles to the front of the property. The south-east facing garden is mainly laid to lawn and is bordered by mature shrub borders. The garden wraps around the side of the house and from all areas you enjoy great privacy. The terrace, accessed via double doors off the sitting room, offers the ideal spot for relaxing / entertaining in the summer months. A wooden shed offers useful garden storage.

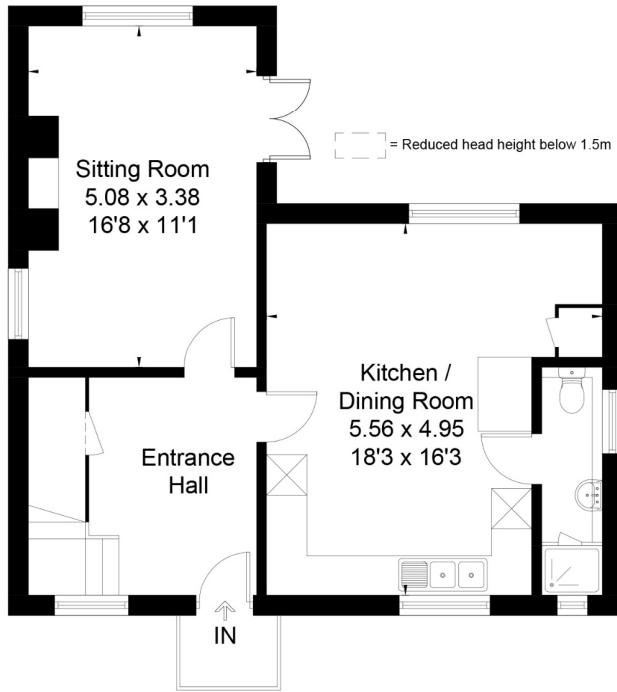
**GUIDE PRICE:** £475,000 (Subject to Contract)

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



Classification L2 - Business Data

Ogbourne St. George Marlborough, SN8  
Approximate Area = 1240 sq ft / 115.2 sq m (Excluding Shed)

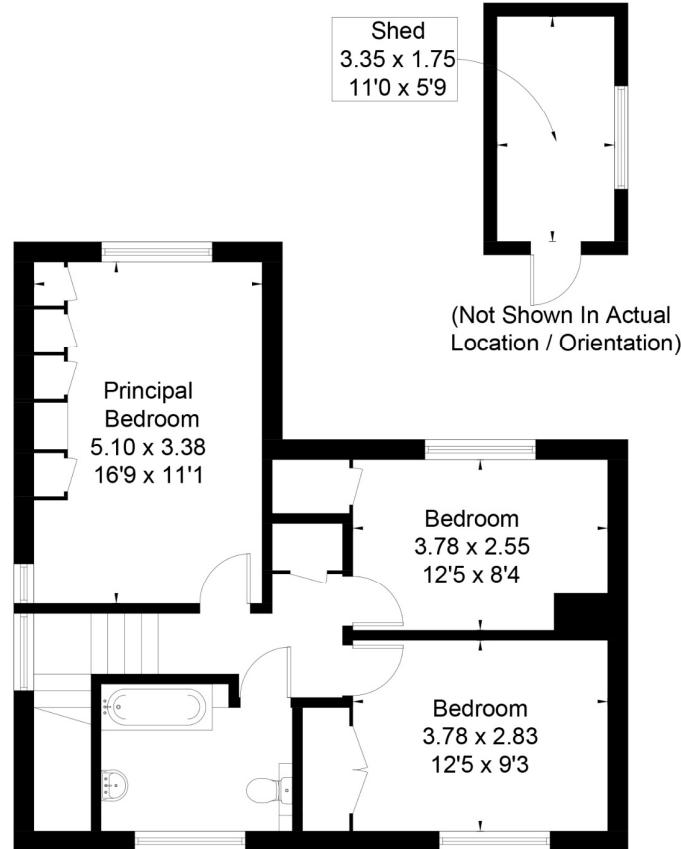


Ground Floor



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. [#94162](http://fourwalls-group.com)



First Floor

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Classification L2 - Business Data

#### SERVICES AND MATERIAL INFORMATION

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