



OXENWOOD,
MARLBOROUGH

Carter Jonas

MILTON HOUSE, OXENWOOD, MARLBOROUGH, WILTSHIRE, SN8 3NQ

KEY FEATURES

- 8 bedrooms
- 6 reception rooms
- 5 bathrooms
- 0.60 acres
- Period property
- Detached
- South-east facing garden
- Glorious rural location
- No Onward Chain

SITUATION

Milton House is situated in Oxenwood, within the North Wessex Downs Area of Outstanding Natural Beauty, surrounded by large agricultural estates including Fosbury, Facombe and Conholt and wooded downland with footpaths and bridleways.

Nearby villages include Shalbourne (church, village store, post office), Great Bedwyn (primary school, church, doctor's surgery, post office, store, pub, train station), and Vernham Dean (pub, primary school, village hall). The market towns of Hungerford and Marlborough offer more extensive shopping and leisure options, with Newbury, Andover, Salisbury and Winchester within easy reach.

The area has well-regarded state and independent schools. Marlborough College, St John's Marlborough and Dauntsey's are nearby, as are the schools at Farleigh, Cheam, Vernham Dean, Great Bedwyn and Thorngrove. Despite its rural setting, Oxenwood has good transport links: trains to Paddington (about 50 mins from Hungerford, about 60 mins from Great Bedwyn) or Waterloo (about 70 mins from Andover), with the M4 (Junction 14) and A303 nearby. The layout of the house is ideal for anyone looking to combine access to London or the South West with working regularly from home.

AN IMPRESSIVE AND WELL PRESENTED FAMILY HOUSE SITUATED IN A POPULAR HAMLET SURROUNDED BY GLORIOUS COUNTRYSIDE.



DESCRIPTION

Set in a sought-after hamlet between Hungerford and Marlborough, Milton House is an attractive and well-presented family home offering over 4,500 square feet of beautifully maintained accommodation. Located within the North Wessex Downs Area of Outstanding Natural Beauty, the property enjoys a peaceful rural setting with excellent train access to London (Paddington and Waterloo), as well as proximity to highly regarded schools.

The brick and flint elevations give the house huge curb appeal, and the interior doesn't disappoint either with great natural light and elegant proportions throughout. At its heart is a superb kitchen/breakfast room with an Aga and an extensive range of fitted units and a larder. A great space for family meals and the perfect set up for entertaining.

The house has no shortage of accommodation and is well laid out for modern day family life. Further reception rooms include a drawing room, formal dining room and a snug located off the kitchen. The downstairs space has a lovely flow to it and is completed by the sizeable utility / boot room and downstairs cloakroom.

Two further reception rooms are located at the north-eastern end of the house, with a second staircase leading up to two bedrooms, which are served by a well-appointed bathroom. This end of the house could easily be adapted to form an integral annexe, offering flexibility for multi-generational living or guest accommodation.

The principal bedroom enjoys delightful views over the garden and enjoys both an ensuite bathroom and a dressing room off the landing. The first floor boasts three more double bedrooms which are served by the modern family bathroom. The top floor provides two further double bedrooms with a shared bathroom.

OUTSIDE

Set in a tranquil rural location, this beautifully presented home is approached via a gravel driveway and generous parking area. A formal parterre with box hedging and raised beds creates a striking first impression, with a pathway leading to the front door.

The property boasts thoughtfully landscaped gardens and elegant outdoor spaces ideal for entertaining and relaxing, including the large paved terrace. The garden is mainly laid to lawn, enclosed by beech and native hedging and is rich with mature trees, shrubs, and flowering plants, offering year-round interest and seclusion. To the side of the terrace is an area of twelve raised beds and a greenhouse.

A practical garden store and log store are located beside the parking area, providing ample storage for tools and firewood.

A paddock of 0.4 acres adjoining the property is rented by the current owner and this rental arrangement may be available to the purchaser or subject to separate negotiation.





SERVICES & MATERIAL INFORMATION

- Freehold
- Mains electricity. Private water (supplied by the Fosbury Estate) and drainage. Oil-fired heating and Aga.
- Council tax band: G - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £2,250,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



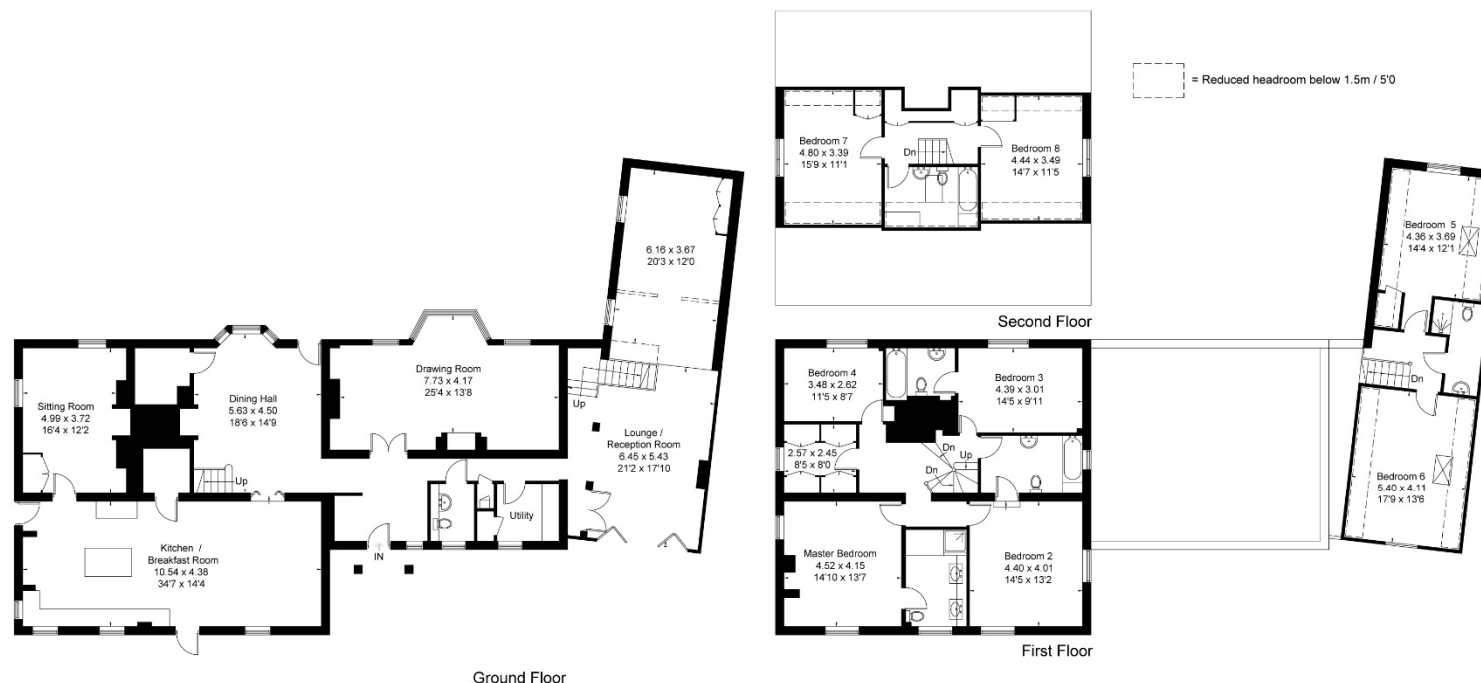
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Gross Internal Area (approx)

428.2 sq m / 4609 sq ft

For identification only. Not to scale.

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