



**PARKLANDS HOTEL,
OGBOURNE ST GEORGE**

Carter Jonas

3, PARKLANDS HOTEL, OGBOURNE ST GEORGE, SN8 1SL

AMENITIES

- Converted Hotel
- Mews Development
- High Spec throughout
- Generous living spaces
- Parking
- High-end Bathrooms
- Village Location

SITUATION

Parklands Hotel has been converted to form three new mews homes, 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

3 Parklands Hotel forms one of three newly converted mews homes, forming part of the original Parklands Hotel.

Each property has had careful consideration taking to every detail of the property and has been finished to the highest of standards. There is feature lighting to most rooms, stone flooring to the kitchen which is has gloss finished wall and base units and integrated appliances, state of the art bathrooms with marble tiling and feature paintwork to the bedrooms. The properties have been completed renovated throughout and are offered in move in ready condition.

3 Parklands is arranged over two floors over flexible and versatile living accommodation. To the ground floor is a sitting room, study and a generously proportioned kitchen/breakfast room. Upstairs the main bedroom benefits from its own ensuite and there are three further double bedrooms, which are served by the family bathroom.

A NEWLY CONVERTED MEWS HOME FORMING PART OF THE OLD PARKLANDS HOTEL SET IN THE HEART OF THE VILLAGE.



OUTSIDE

There is an area of hardstanding providing off-street parking for two vehicles. There is also ample on-street parking available. There is a small area of patio garden to the rear.

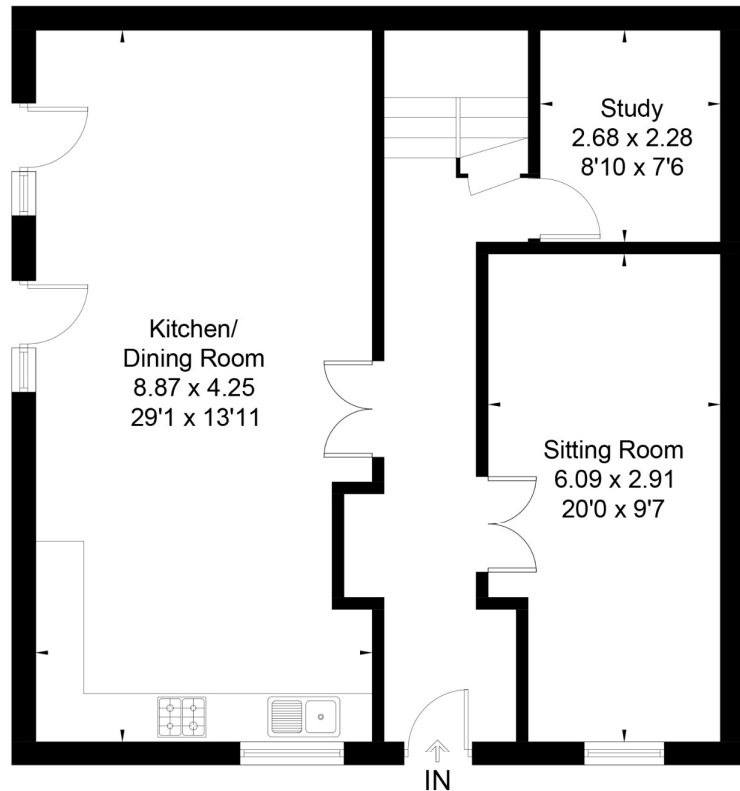
GUIDE PRICE: £395,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

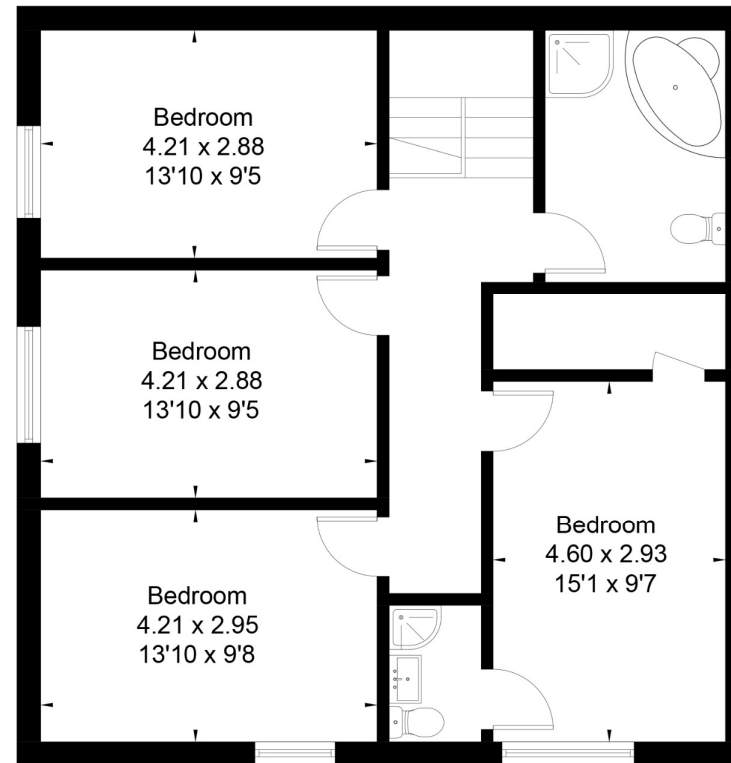


Classification L2 - Business Data

Parklands Hotel, Ogbourne, SN8
Approximate Area = 1640 sq ft / 152.4 sq m



Ground Floor



First 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. @fourwalls-group.com #73215

SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Electric heating
- Council tax band: TBC
- Energy efficiency rating: TBC
- Broadband and mobile coverage. Please refer to Ofcom website

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