



**OGBOURNE ST. GEORGE,
MARLBOROUGH**

Carter Jonas

MARCH HOUSE, OGBOURNE ST. GEORGE, MARLBOROUGH, WILTSHIRE, SN8 1SU

AN UNLISTED, PERIOD COUNTRY HOUSE SITUATED ON THE EDGE OF THE VILLAGE
AND LOCATED JUST 4 MILES NORTH OF MARLBOROUGH.

KEY FEATURES

- Not Listed
- 4462 square feet
- Detached period house
- Seven bedrooms
- Three bathrooms
- Fabulous garden
- Paddock
- Driveway parking
- Double garage and outbuildings
- Edge of village location



SITUATION

March House 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

March House is a beautiful period country house in a peaceful village setting on the edge of the Marlborough Downs, enjoying an abundance of period charm and an excellent range of accommodation.

It makes an ideal family home and at 4462 square feet, the house offers wonderful space with large, well-proportioned rooms, good ceiling heights and numerous large windows allowing in plenty of natural light.

An entrance porch leads to the welcoming dining hall which has a real charm to it with parquet flooring and woodburning stove with double doors opening out to the terrace and gardens. The elegant and comfortable sitting room, centred around the fireplace with woodburning stove, is an excellent space for entertaining and provides access through to a very spacious study or playroom, depending on the need.

The farmhouse style kitchen / breakfast room, with terracotta tile flooring and Aga, has a lovely feel to it and leads seamlessly through to the family room at the rear. A downstairs cloakroom completes the ground floor accommodation and stairs lead off the reception hall down to a very handy and sizeable cellar.

There are four bedrooms and two bathrooms on the first floor with two/three further bedrooms, a bathroom and a kitchenette on the second floor. There are two staircases taking you to each of the floors offering flexibility in the way the house can be lived in.

OUTSIDE

Approached via the village lane, a gravelled drive leads to the front of the house offering ample car parking.

The gardens and grounds are a wonderful feature of the property and have been cleverly designed. There is a large terrace to the rear of the house with steps leading up to the more formal garden area which is mainly laid to lawn with an array of mixed flower beds/borders, surrounded by beautiful mature trees and shrubs.

There is good selection of outbuildings, including double garage, workshop, store room and wood store. The gardens slope gently up to a paddock, which is enclosed by a combination of fencing and mature hedgerows. There is a five-bar gate at the top of the paddock providing direct access onto The Ridgeway.

In all about 1.7 acres.

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water and mains drainage.
- Modern, fully electric, low carbon, central heating and water heating system, throughout the house, with programmable thermostatic controls in each room
- Detailed 2025 estimate available for conversion back to conventional oil-fired heating system at cost of £44,000, if preferred
- 3-phase electricity supply and Pod Point electric vehicle charging station in front drive
- Council tax band: G
- Energy efficiency rating: F
- Broadband and mobile coverage. Please refer to Ofcom website for further details- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,650,000 subject to contract

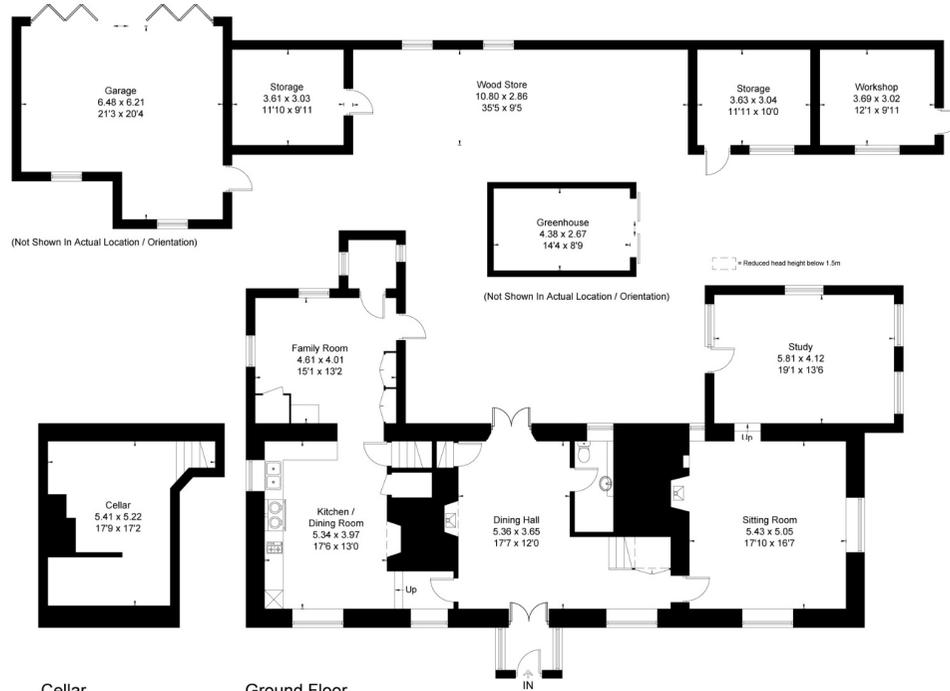
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office





Classification L2 - Business Data

Ogbourne St. George Marlborough, SN8
 Approximate Area = 4213 sq ft / 391.4 sq m
 Cellar = 249 sq ft / 22.2 sq m
 Outbuildings = 874 sq ft / 81.2 sq m
 Total = 5336 sq ft / 494.8 sq m
 (Including Garage / Excluding Wood Store)

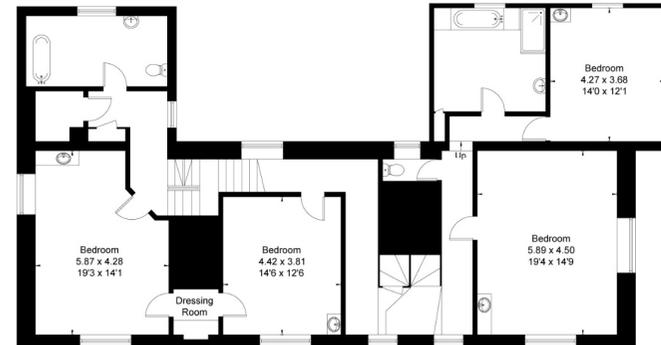


Cellar

Ground Floor



Second 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 #83239

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