



ELDBURNE,
OGBOURNE ST. GEORGE

Carter Jonas

ELDBURNE, MARLBOROUGH ROAD, OGBOURNE ST. GEORGE, SN8 1TQ

AMENITIES

- Open Plan Kitchen/Diner
- Reception room
- Three bedrooms
- Family Bathroom
- Garden
- Driveway Parking

SITUATION

Eldburne is a modern property 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

Eldburne is a modern house of cream rendered and red brick elevations, under a tiled roof and relieved by double glazed windows.

Well-presented throughout, the property offers generously proportioned rooms, including the sitting room which opens out to the open plan kitchen/dining room, with a range of wall and base units and is large enough to fit a good-sized dining table. French Doors open out to the rear patio area making this an ideal space for entertaining.

Upstairs there are three bedrooms, two of which are doubles and they are served by the newly fitted family bathroom with bath with shower over, hand wash basin and WC. The property is in move in ready condition and would make an ideal family home. There is a potential to extend the property to the side, subject to obtaining the necessary planning permission.

OUTSIDE

The property is approached by picket fence and gate and a path leads to the front door. The rear garden is south-east facing and has a large patio area ideal for sitting out and enjoying the daytime sunshine. Steps lead up to the lawned garden which is fully enclosed with mature shrubs and flower borders and there is a plastic and metal shed with power. A rear Garden gate provides access to the driveway parking which is ample enough for four vehicles.

A WELL-PRESENTED THREE BEDROOM FAMILY HOUSE IN THE DESIRABLE VILLAGE OF OGBOURNE ST GEORGE.



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. The property operates on electric heating.
- Council tax band: C - <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/>

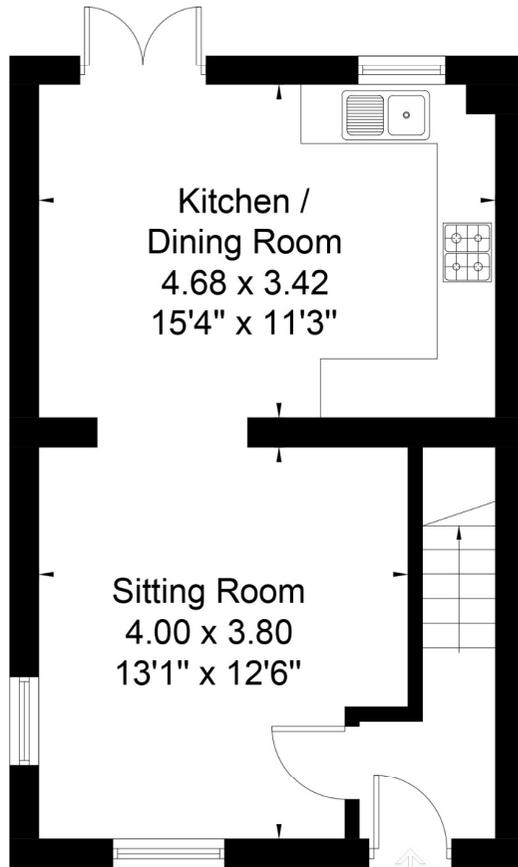
GUIDE PRICE: £335,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

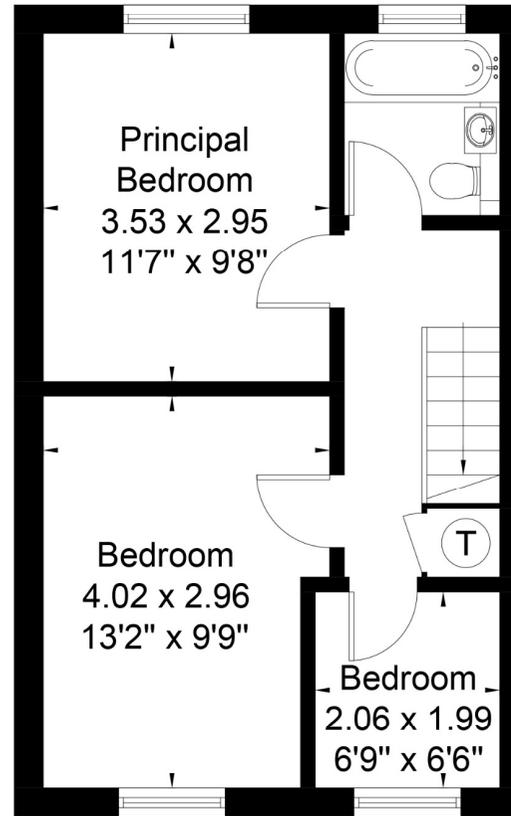


Classification L2 - Business Data

Eldburne, Marlborough Road, Ogbourne St. George, Marlborough, SN8
Approximate Area = 780 sq ft / 72.5 sq m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
fourwalls-group.com 325306

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IMPORTANT INFORMATION

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