



THE OLD POST OFFICE,
OARE

Carter Jonas

THE OLD POST OFFICE, OARE, SN8 4JA

AMENITIES

- Period family home
- Village location
- Generously proportioned
- Two reception rooms
- Four bedrooms
- Garden
- Garage and parking
- Grade II Listed

DESCRIPTION

The Old Post Office is a semi-detached period family home extending to over 2200 square feet and offers flexible and generously proportioned accommodation throughout. Situated in the picturesque village of Oare, with miles of glorious open countryside walks in every direction, right from the front door.

The main reception space is dual level and centred around the Inglenook fireplace with wood burning stove. There is a second reception space which is currently utilised as a home office space. The real heart of the home is the kitchen/breakfast room with kitchen island, dining space and doors opening out to the rear garden, making this a wonderful family and entertaining space.

A generously proportioned fourth bedroom overlooking the rear garden, with ensuite shower room is downstairs, making it ideal for when guests come to stay. This room could be used as an additional reception room or playroom for those families with younger children. The property further benefits from having a cellar which the current owners use to host many a dinner party. A further bathroom and utility room complete the downstairs accommodation. Upstairs there are three double bedrooms. The property had wonderful charm with a thatched roof and exposed beams throughout.

The owners have comprehensively renovated the property, to include a new thatch in 2021, replacing the boiler, replacing the oil tank, replace and make legal the flue and chimney stacks, updating the wiring and re-roofing the shed.

OUTSIDE

The property is approached via a path leading to the front door. The rear garden is mainly laid to lawn with an array of mature shrub, tree and flower borders. A decked area provides a space for seating and alfresco dining. There is a detached single garage with is perfect for garden storage and could, with the necessary planning permissions, be converted into a home office space. Beyond the garden is a five-bar gate to the drive parking, which can be accessed via Pound Lane.

A GENEROUSLY PROPORTIONED FOUR BEDROOM PERIOD PROPERTY SITUATED IN THE VILLAGE OF OARE.



SITUATION

The Old Post Office is located in the small village of Oare. The village of Oare is situated midway between Marlborough and Pewsey. Marlborough is a thriving market town with an extensive range of shopping facilities, a twice weekly market, various restaurants and pubs, including Rick Stein's, Dan's, as well as several coffee shops. The Leisure Centre and Golf Club provide excellent sporting facilities. It is well served by an excellent range of state and independent schools, including Oare Primary School, St John's, Marlborough College, St Francis and Pinewood. The countryside surrounding Marlborough is a designated Area of Outstanding Natural Beauty and offers good walking, cycling and leisure opportunities with the Savernake Forest, Kennet and Avon Canal, and the world Heritage Sites of Avebury and Silbury Hill all nearby. The M4, Junction 15 is within 10 miles giving access to London and the West Country. There are mainline rail services from Pewsey and Great Bedwyn to London Paddington (approximately 1 hour).

GUIDE PRICE: £650,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

Classification L2 - Business Data



Classification L2 - Business Data

Oare, Marlborough, SN8

Approximate Area = 2245 sq ft / 208.5 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 2395 sq ft / 222.4 sq m

For identification only - Not to scale

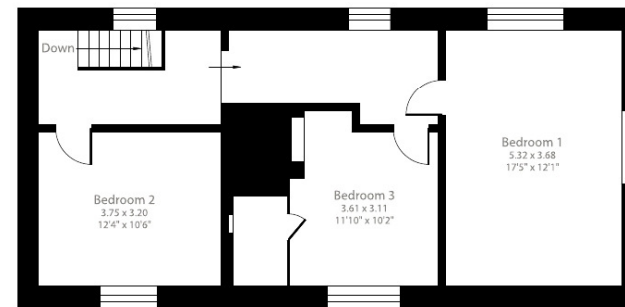
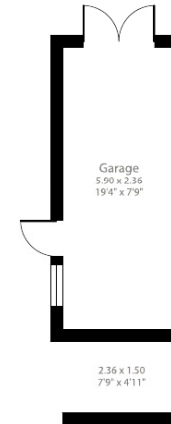


SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E
- Energy efficiency rating: Exempt/Listed
- Broadband and mobile coverage. Please refer to Ofcom website



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Carter Jonas. REF: 1280024

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data