



EASTHOLME, BOTTOM LANE
OGBOURNE ST. GEORGE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

Eastholme, Bottom Lane, Ogbourne St. George, Marlborough, Wiltshire, SN8 1SL

Marlborough 4 miles, M4 (Junction 15) Approximately 4 miles.
Rail links via Hungerford or Swindon to London Paddington in approximately 1 hour.

Beautifully renovated and updated detached character house in the popular village of Ogbourne St George. Offering four good bedrooms and modern bathroom suites coupled with excellent entertaining spaces.

* Detached Family home * Four Bedrooms * Two bath/shower rooms * Sitting/dining room * Kitchen/breakfast room *
* Potential for downstairs cloakroom and further extension subject to planning * Private parking * South/East facing garden *



OGBOURNE ST. GEORGE

This sought after Wiltshire village is surrounded by beautiful countryside which is designated an Area of Outstanding Natural Beauty. The Ridgeway passes close by and a path along the old railway line offers a walk to Marlborough or north to Chiseldon. Within the village there is an Excalibur Trust Primary School and a pre-school, village hall, church and a public house. The centre of Swindon is roughly 8 miles to the north. J15 of the M4 motorway is also approximately 4 miles to the north. Other nearby schools include: Pinewood and St. Francis Prep Schools, Marlborough College, Dauntsey's and St. Johns Academy.

MARLBOROUGH

Nearby Marlborough is an historic and thriving market town. The town has an extensive range of quality independent and well known retailers and high street shops, public houses, restaurants and cafes along with plenty of local amenities and a sports centre. The town is surrounded by glorious downland countryside and the Savernake Forest. Local schools include: St John's Academy, St. Francis and Pinewood Preps, Dauntsey's, and St Mary's Calne.



The Property

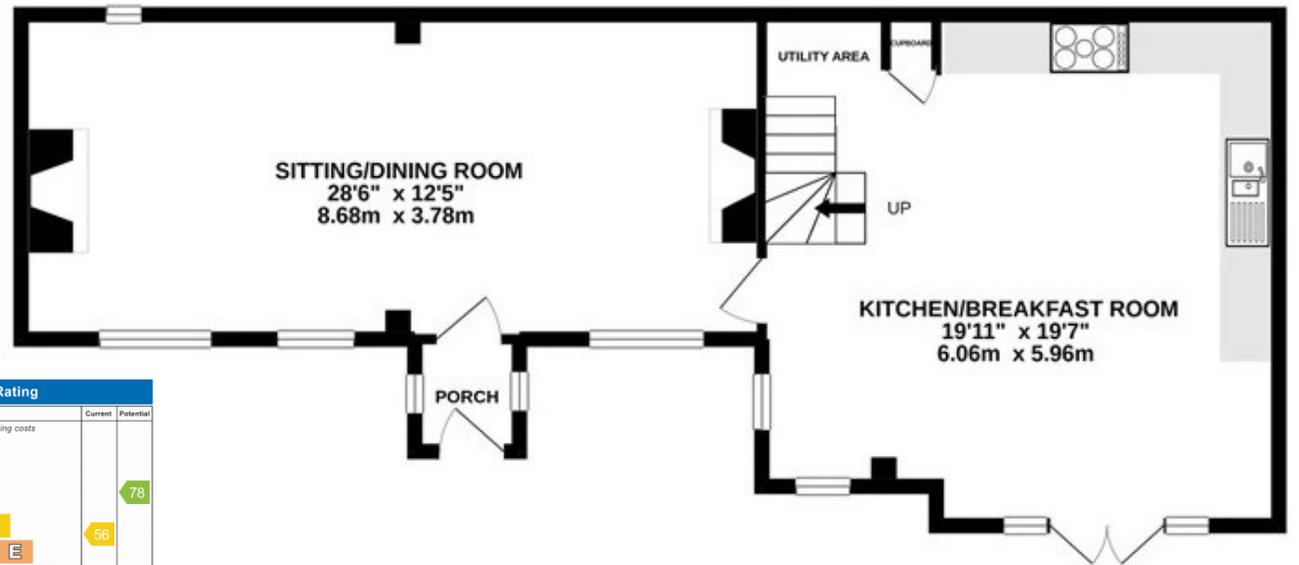
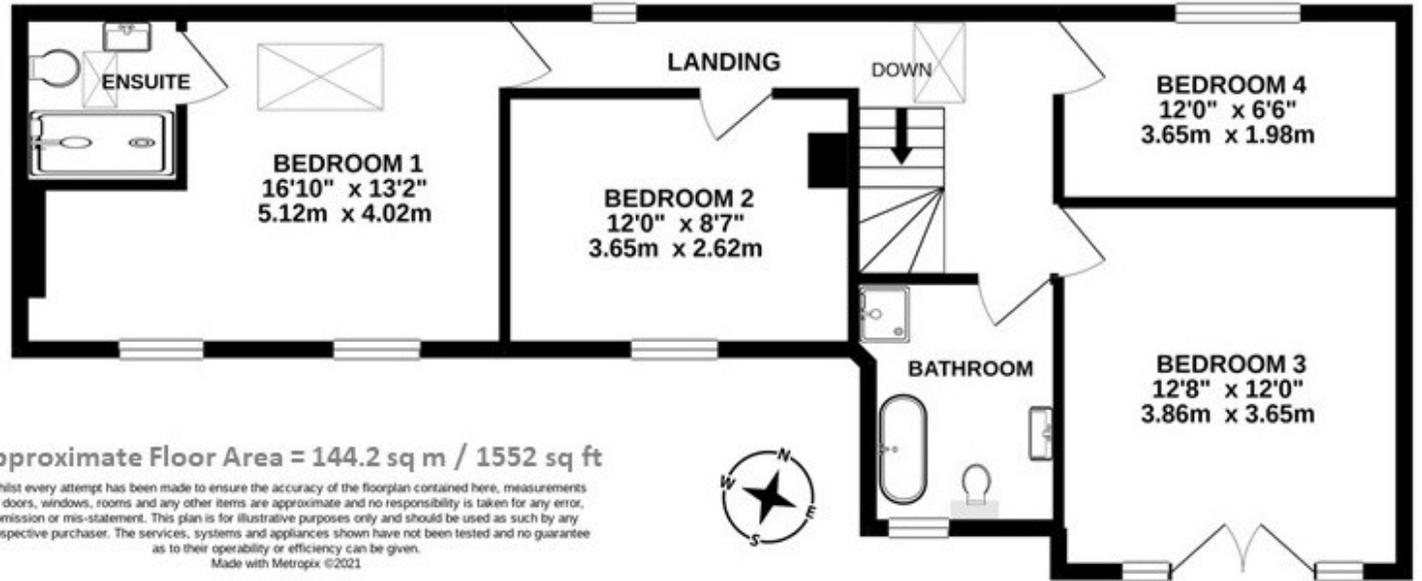
This delightful family home dates in part from 1849 and was extended in approximately 2000. Since then the property has been further updated and improved by the current owners, including refitting both bathroom suites, new flooring throughout, replacement doors and radiators and general maintenance and updating. The property now offers lovely light and practical modern living accommodation while benefitting from character features. The ground floor provides a practical entrance porch which opens onto a double reception room providing space for a sitting area and separate dining area by each of the fireplaces. From here access opens out into the impressively proportioned kitchen/breakfast room with space for a large table in addition to a sofa adjacent to the double doors opening out onto the garden. A corner of the kitchen area is devoted to a utility area. The owners advise that there may be potential to add a cloakroom adjacent to the door into the kitchen as all services including waste are in this corner.

A turning staircase rises to the first floor with a lovely light landing and high ceilinged landing. The main bedroom benefits from a vaulted ceiling and a stylish en-suite shower room. Bedroom three would serve equally well as a main bedroom being of a good size and featuring a Juliet balcony overlooking the garden. The two remaining bedrooms are a double and a good single room and there is a family bathroom with freestanding bath and separate shower.

Planning permission has previously been granted to match the gable to the right of the house with a further gable to the left hand side and a single storey extension to provide a downstairs cloakroom—this was granted in 2016 but has now expired.

Outside

Externally the property provides two gravelled parking spaces with a gate leading into the garden. All of the garden is at the front of the property and is south/east facing and largely private. A paved path leads to the front door and around to a generous terrace directly outside the kitchen/breakfast room providing a lovely space for outside dining and entertaining. The garden is level and mainly laid to lawn with borders. There is large storage shed in the corner of the garden with a log store to the side. A path leads to the right hand side of the house where the oil tank is located.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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