



MEADOW HOUSE, OGBOURNE ST. GEORGE

BREARLEY & RICH
ESTATE AGENTS

Meadow House, Ogbourne St. George, Marlborough, Wiltshire, SN8 1SL

Marlborough approximately 4 miles. Train service from Swindon to London Paddington in approx. 60 minutes. M4/J15 5 Miles.

A beautifully presented modern detached home, thoughtfully designed to combine contemporary living with timeless character. Built using charming reclaimed brick, this attractive property offers an appealing blend of traditional character and modern comfort and is located in the centre of this popular Wiltshire village

- * Entrance hall * Open plan sitting/dining room and kitchen * Cloakroom * Utility room
- * Main bedroom with en-suite wet room * Guest bedroom * Further bedroom * Family bathroom
- * Off road parking * Pretty low maintenance garden * Air source heat pump and underfloor heating to ground floor



OGBOURNE ST. GEORGE

A sought-after Wiltshire village that has beautiful countryside surrounding it as well as the historic Ridgeway, an Excalibur Trust Primary School and a pre-school, village hall, church and public house. The pretty village is situated within an area of Outstanding Natural Beauty and is close to the historic market town of Marlborough - approximately 4 miles south and which offers plenty of shops and amenities. The centre of Swindon is roughly 8 miles to the north. J15 of the M4 motorway is also approximately 4 miles to the north. Swindon offers a regular direct rail service to London, Paddington and the south west. Nearby schools include: Pinewood and St. Francis Prep Schools, Marlborough College, St Mary's, Dauntsey's and St. Johns.



The Property

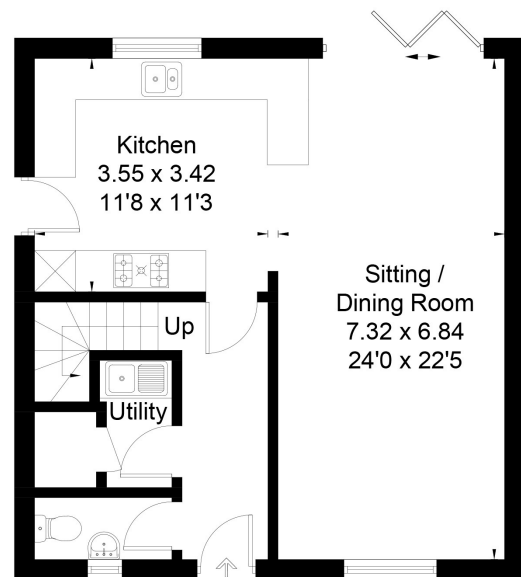
The property benefits from underfloor heating throughout the ground floor, providing a wonderfully comfortable and efficient way of heating the home. The impressive open-plan kitchen, dining and sitting room forms the heart of the house and provides a superb space for both everyday living and entertaining. The sitting room features beautiful engineered oak flooring and double doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. The superbly appointed kitchen, with a travertine tiled floor, is fitted with a quality range of units and features a range cooker, dishwasher and beautiful granite worktops, combining practicality with an elegant finish. A useful utility room and a cloakroom completes the ground-floor accommodation. Upstairs are three comfortable bedrooms, with the main bedroom having a beautiful en-suite wet room. A well-appointed family bathroom serves the remaining bedrooms.

Outside.

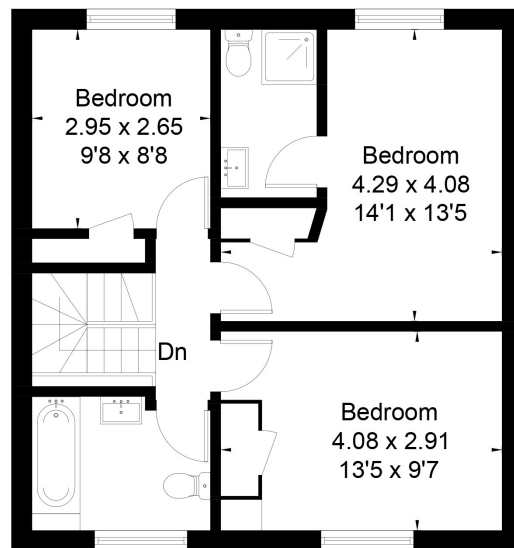
The property benefits from off-road parking for two cars and an attractive, easy-to-maintain rear garden with a wonderful southerly aspect, making it an ideal space for enjoying the sunshine throughout the day. The garden also has the useful addition of a storage shed.

The house enjoys a particularly appealing position beside a footpath leading to a choice of attractive countryside walks. The footpath provides access towards The Silks on the Downs pub, while the nearby old railway line offers a wonderful walk/cycle route towards Marlborough or to the Three Trees Farm shop and coffee shop in Chiseldon. Ogbourne Downs Golf Club is also conveniently nearby, making this an ideal location for those who enjoy golf, walking and the surrounding countryside.

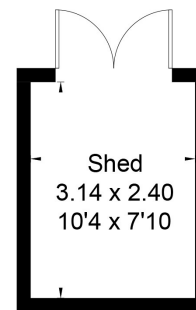
Approximate Floor Area = 100.4 sq m / 1081 sq ft (Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #114307

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		



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